



- Neil Wishinsky-
Chairman
- Nancy A. Daly
- Benjamin J. Franco
- Nancy S. Heller
- Bernard W. Greene
- Melvin A. Kleckner –
Town Administrator

BOARD OF SELECTMEN

CALENDAR

FOR

TUESDAY, NOVEMBER 1, 2016

SELECTMEN'S HEARING ROOM

1. **OPEN SESSION**

5:30 P.M. Question of whether the Board of Selectmen shall enter into Executive Session for the purpose of discussing strategy with respect to litigation in the matter of Town of Brookline et al v. MassDevelopment et al.

2. **PROPOSED EXECUTIVE SESSION**
LITIGATION

For the purpose of discussing strategy with respect to litigation in the matter of Town of Brookline et al v. MassDevelopment et al.

3. **ANNOUNCEMENTS/UPDATES**

7:00 P.M. Selectmen to announce recent and/or upcoming Events of Community Interest.

4. **PUBLIC COMMENT**

Public Comment period for citizens who requested to speak to the Board regarding Town issues not on the Calendar.

Up to fifteen minutes for public comment on matters not appearing on this Calendar shall be scheduled each meeting. Persons wishing to speak may sign up in advance beginning on the Friday preceding the meeting or may sign up in person at the meeting. Speakers will be taken up in the order they sign up. Advance registration is available by calling the Selectmen's office at 617-730-2211 or by e-mail at SOsini@brooklinema.gov. The full Policy on Public Comment is available at <http://www.brooklinema.gov/376/Meeting-Policies>

5. MISCELLANEOUS

Approval of miscellaneous items, licenses, vouchers, and contracts.

- A. Question of approving the Executive Session minutes of October 5, 2016
Question of approving the minutes of October 18, 2016
Question of approving the minutes of October 25, 2016**
- B. Question of accepting a grant in the amount of \$19,500 from the Commonwealth of Massachusetts Department of Environmental Protection (MassDEP) as part of the Sustainable Materials Recovery Program under the Recycling Dividends Program (RDP) and Small Scale Initiatives Grant.**
- C. Question of approving and authorizing the Chairman to execute a Chapter 40B Technical Review Assistance Application relative to the Comprehensive Permit application submitted re: 111 Cypress Street.**
- D. Question of adopting a Proclamation declaring November 17th World Pancreatic Cancer Day in the Town of Brookline.**

6. CALENDAR

Review and potential vote on Calendar Items

7. DEVOTION SCHOOL RENOVATIONS/ADDITIONS

- (1) Question of awarding/approving filed sub-bids for Guaranteed Maximum Price (GMP) #2 (Change Order #5) to the following bidders in said categories:**

Masonry: Costa Brothers Masonry; Miscellaneous and Ornamental Iron: Roman Iron Works; Waterproofing, Damp-proofing and Caulking: P.J. Spillane; Roofing and Flashing: Stanley Roofing; Metal Windows, GVW, Glass and Glazing: Chandler Architectural; Tile: West Floor Covering; Acoustical Tile: Central Ceilings; Resilient Floors: Capital Carpet & Flooring; Painting: Alpha Contracting; Elevators: Delta Beckwith; Fire Protection Work: Covenant Fire Protection; Plumbing Work: Grasseschi Plumbing; HVAC Work: Harold Bros.; Mechanical, Electrical Work: Your Electrical Solution (YES).

- (2) Question of approving Change Order #5 in the amount of \$60,066,197.00 for work performed by Trade-Contractors and non-Trade Contractors in connection with Renovations and Additions to the Edward Devotion School.

8. **BROOKLINE MUSIC SCHOOL LEASE**

Question of approving and executing a 20-year lease with the Brookline Music School for the property located at 19-25 Kennard Road.

9. **PLANNING & COMMUNITY DEVELOPMENT – PERSONNEL**

Question of authorizing the filling of the following vacancy in the Planning and Community Development Department:

Community Development Administrator - T-8

10. **BROOKLINE COMMISSION FOR THE DISABLED – NAME CHANGE**

Question of approving changing the name from Brookline Commission for the Disabled to Brookline Commission on Disability. Chair, Saralynn Allaire will appear to present the information.

11. **TREE PROTECTION COMMITTEE**

Question of making appointments to the Tree Protection Committee.

12. **9th SCHOOL AT BALDWIN PROJECT OVERSIGHT COMMITTEE**

Question of approving the Charge of the Committee and a State of Membership.

13. **ECONOMIC DEVELOPMENT UPDATES AND REQUESTS**

Economic Development Director Kara Brewton will appear on the following matters:

- (1) Annual Storefront Survey including current and expected vacancies.
- (2) Question of Proclaiming Saturday, November 26, 2016 as Small Business Saturday, as part of the national effort to drive consumers to shop at local independently owned businesses on the Saturday after Thanksgiving.
- (3) Update on the 2016 First Light Festival event to be held on Thursday, December 1, 2016 from 5pm-8pm.

14. CABLE TELEVISION RENEWAL LICENSE TRANSFER

8:00 P.M. Public Hearing to review the FCC Form 394 completed transfer request received by the Town of Brookline on September 12, 2016 seeking the Board's approval of:

- (1) An assignment of the Cable Television Renewal License from Yankee Cable Partners, LLC to Radiate Holdings, LP.
- (2) A transfer of the control of the Cable Television License from Yankee Cable Partners, LLC to Radiate Holdings, LP.

15. WARRANT ARTICLES

Further review and final vote on the following Warrant Articles for the November 15, 2016 Special Town Meeting:

Article 22 FAR

16. WARRANT ARTICLES

Question of reconsidering the Board's vote on the following Warrant Articles for the November 15, 2016 Special Town Meeting:

**Article 15 Solicitation Content Neutrality
Article 24 Resolution Leaf Blower Control Officer
Article 28 DICR Amendments**

The Town of Brookline does not discriminate on the basis of disability in admission to, access to, or operations of its programs, services or activities. Individuals who need auxiliary aids for effective communication in programs and services of the Town of Brookline are invited to make their needs known to Lloyd Gellineau, Town of Brookline, 11 Pierce Street, Brookline, MA 02445. Telephone (617) 730-2328; TDD (617) 730-2327; or e-mail at Lgellineau@brooklinema.gov



MINUTES

BOARD OF SELECTMEN

IN BOARD OF SELECTMEN TUESDAY, OCTOBER 18, 2016 6th FLOOR HEARING ROOM

Present: Selectman Neil Wishinsky, Selectman Nancy Daly,
Selectman Benjamin J. Franco, Selectman Nancy S.
Heller, Selectman Bernard W. Greene

OPEN SESSION

Question of whether the Board of Selectmen shall enter into Executive Session for the purpose of discussing strategy with respect to litigation in the matter of Town of Brookline et al v. MassDevelopment et al.

In Open Session- the Chair must state the purpose for Executive Session, stating all subjects that may be revealed without compromising the purpose for which the Executive Session was called.

The Chair then stated the reason

To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares; the Chair so declared.

On motion it was,

Voted to enter into executive session.

Roll call: Aye: Wishinsky, Daly, Franco, Heller, Greene

PROPOSED EXECUTIVE SESSION LITIGATION

For the purpose of discussing strategy with respect to litigation in the matter of Town of Brookline et al v. MassDevelopment et al.

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ANNOUNCEMENTS/UPDATES

Selectmen to announce recent and/or upcoming Events of Community Interest.

Saturday Brookline recreation monster bash community event at cypress field, there will be food trucks and family activities from 5-8p.m.

A site for a 9th school has been chosen. Chairman Wishinsky is confident that everyone can work together to make this a win-win situation; it will be a great school.

BROOKLINE SISTER CITY WEEK VISITORS

The Selectman welcomed 5 visitors from Brookline Sister City, Quezalguaque, Nicaragua. The visitors introduced themselves with a brief introduction and an update on how Brookline has supported their community. Sister City Project members announced their upcoming community events. Brookline Sister City Week is October 16-22, 2016.

PUBLIC COMMENT

Public Comment period for citizens who requested to speak to the Board regarding Town issues not on the Calendar.

Public Comment Guidelines, adopted by the Board in May 2007, and amended May 14, 2013, are that (1) up to 15 minutes at the beginning of each meeting may be open to the public for public comment. (2) Each speaker is limited to 3 minutes for comment. (3) Each speaker may comment once every four meetings on a different topic. (4) Members of the Board will not comment or respond, unless there is a question of clarification. (5) Speakers must notify the Selectmen's Office (617)730-2211 by Friday to sign up for the next Tuesday's meeting so that we can schedule time.

MISCELLANEOUS

Approval of miscellaneous items, licenses, vouchers, and contracts.

Question of approving the minutes of October 4, 2016.

Question of approving the minutes of October 13, 2016

On motion it was,

Voted to approve the minutes of October 4, 2016 as amended.

Voted to approve the minutes of October 13, 2016 as amended.

Aye: Neil Wishinsky, Nancy Daly, Benjamin J. Franco, Nancy Heller, Bernard Greene

CONTRACT

Question of approving Contract No. PW/16-19 "Traffic Signal Inventory Program" to WorldTech

A. - 3

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Engineering for the purpose of cataloguing and evaluating all traffic signal systems throughout the Town in the amount of \$76,250.00.

Director of Engineering Peter Ditto reviewed the contract which will provide an inventory program that will catalogue and evaluate all traffic signals throughout the town.

Selectman Daly noted that during recent 9th school discussions, many residents complained about the traffic signals at Hammond and Health streets. She hopes they can be reevaluated to relieve some traffic congestion.

On motion it was,

Voted to approve Contract No. PW/16-19 "Traffic Signal Inventory Program" to WorldTech Engineering for the purpose of cataloguing and evaluating all traffic signal systems throughout the Town in the amount of \$76,250.00.

Aye: Nancy Daly, Neil Wishinsky, Benjamin J. Franco, Nancy Heller, Bernard Greene

CHANGE ORDER

Question of approving Change Order No. 001 in the amount of (-19,414.85) with M-V Electrical Contractors in connection with the Old Lincoln School Renovations Project.

Director of Public Buildings Charlie Simmons stated that this credit is related to a change in the scope.

On motion it was,

Voted to approve Change Order No. 001 in the amount of (-19,414.85) with M-V Electrical Contractors in connection with the Old Lincoln School Renovations Project.

Aye: Nancy Daly, Neil Wishinsky, Benjamin J. Franco, Nancy Heller, Bernard Greene

CDBG SUBRECIPIENT AGREEMENTS

Question of approving and authorizing the Chairman to execute the following FY2017 Community Development Block Grant (CDBG) Subrecipient Agreements:

Brookline Council on Aging
Brookline Elder Taxi System
\$34,109.00

Brookline Community Mental Health Center
BCMHC Adolescent Outreach

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\$40,609.00
Comprehensive Services for Children and Families
\$34,509.00

Brookline Housing Authority
Resident Security, Playgrounds, and Capital Projects
\$250,000.00

Youth Training Program
\$54,090.00

Brookline Learning Project
\$8,069.00

Next Steps Program
\$8,109.00

Public Schools of Brookline
Parent Child Home Program
\$7,652.00

Assistant Director of Community Planning Joe Viola stated that these contracts will allow each grant recipient to start drawing down on the funds. These are vital service related programs in the community. He added that the allocation has previously been approved.

On motion it was,

Voted to approve and authorize the Chairman to execute the following FY2017 Community Development Block Grant (CDBG) Subrecipient Agreements:

Brookline Council on Aging
Brookline Elder Taxi System
\$34,109.00

Brookline Community Mental Health Center
BCMHC Adolescent Outreach
\$40,609.00

Comprehensive Services for Children and Families
\$34,509.00

Brookline Housing Authority
Resident Security, Playgrounds, and Capital Projects
\$250,000.00

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Youth Training Program
\$54,090.00

Brookline Learning Project
\$8,069.00

Next Steps Program
\$8,109.00

Public Schools of Brookline
Parent Child Home Program
\$7,652.00

Aye: Nancy Daly, Neil Wishinsky, Benjamin J. Franco, Nancy Heller, Bernard Greene

ONE-DAY ENTERTAINMENT LICENSE

Question of granting a One-Day Entertainment License for a DJ to D2 Restaurant LLC for a Halloween-themed event to be held on October 29, 2016 from 9:30pm-1:00am at Hops'n Scotch Bar & Grill, 1306 Beacon Street.

On motion it was,

Voted to grant a One-Day Entertainment License for a DJ to D2 Restaurant LLC for a Halloween-themed event to be held on October 29, 2016 from 9:30pm-1:00am at Hops'n Scotch Bar & Grill, 1306 Beacon Street.

Aye: Nancy Daly, Neil Wishinsky, Benjamin J. Franco, Nancy Heller, Bernard Greene

TEMPORARY WINE AND MALT ALCOHOLIC BEVERAGE

Question of granting a temporary Wine and Malt Alcoholic Beverage Sales License to the Olive Connection for a Private Benefit Event (Dancing with the Brookline Stars) to be held on October 19, 2016 from 6:00pm-7:30pm at 1426 Beacon Street.

On motion it was,

Voted to grant a temporary Wine and Malt Alcoholic Beverage Sales License to the Olive Connection for a Private Benefit Event (Dancing with the Brookline Stars) to be held on October 19, 2016 from 6:00pm-7:30pm at 1426 Beacon Street.

Aye: Nancy Daly, Neil Wishinsky, Benjamin J. Franco, Nancy Heller, Bernard Greene

TEMPORARY WINE AND MALT ALCOHOLIC BEVERAGE

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Question of granting a temporary Wine and Malt Alcoholic Beverage Sales License to Brookline Recreation Department for a Monster Bash event to be held on October 22, 2016 from 5:00pm-8:00pm at Cypress Field, 115 Greenough Street.

On motion it was,

Voted to grant a temporary Wine and Malt Alcoholic Beverage Sales License to Brookline Recreation Department for a Monster Bash event to be held on October 22, 2016 from 5:00pm-8:00pm at Cypress Field, 115 Greenough Street.

Aye: Nancy Daly, Neil Wishinsky, Benjamin J. Franco, Nancy Heller, Bernard Greene

CALENDAR

BOARDS AND COMMISSIONS - INTERVIEWS

The following candidates for appointment/reappointment to Boards and Commissions will appear for interview:

Economic Development Advisory Board (EDAB)

Alan Christ

Alan Christ is a new applicant. He is an architect with a local business, and has previously worked as an Architecture lecturer. Mr. Christ has worked on various Town Committees and is a Town Meeting Member. Selectman Franco noted his participation on the River Road Study Committee which was very helpful.

Planning Board

Susie Roberts

Susie Roberts is a real estate attorney with experience in zoning, planning, economic, community development, and design issues. She is a Town Meeting member, and has appeared before the Planning Board previously. She would like to see development fit aesthetically in to the neighborhoods.

DPW-PERSONNEL

Question of authorizing the filling of the following vacancies in the Department of Public Works:

- (1) Junior Civil Engineer – EN-3
- (1) Senior Office Assistant – C-5

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Commissioner Pappastergion stated that these positions are available due to a resignation and a retirement.

On motion it was,

Voted to authorize the filling of the following vacancies in the Department of Public Works:

- (1) Junior Civil Engineer – EN-3
- (1) Senior Office Assistant – C-5

Aye: Nancy Daly, Neil Wishinsky, Benjamin J. Franco, Nancy Heller, Bernard Greene

CHANGE OF d/b/a

Question of approving the application of Coolock Village, Inc., d/b/a The Smokehouse, Thomas Carlyle, Manager, holder of an All Kinds of Alcoholic Beverages Common Victualler and Entertainment License at 6-9 Harvard Street for a change of d/b/a from d/b/a The Smokehouse to d/b/a Magnolia Smokehouse.

Applicant Thomas Carlyle gave the Board a brief update on the restaurant. Business has been good.

On motion it was,

Voted to approve the application of Coolock Village, Inc., d/b/a The Smokehouse, Thomas Carlyle, Manager, holder of an All Kinds of Alcoholic Beverages Common Victualler and Entertainment License at 6-9 Harvard Street for a change of d/b/a from d/b/a The Smokehouse to d/b/a Magnolia Smokehouse.

Aye: Nancy Daly, Neil Wishinsky, Benjamin J. Franco, Nancy Heller, Bernard Greene

CHANGE OF d/b/a
COMMON VICTUALLER LICENSE

Question of approving the application of Chestnut Hill Group LLC, d/b/a Wine Gallery, Igor Ostrovsky, Manager, holder of an All Kinds of Alcoholic Beverages Retail Package Store License at 400 Washington Street for a change of d/b/a and a Common Victualler License as follows:

Change of d/b/a from Wine Gallery to d/b/a Wine Gallery-Spark Coffee.

A Common Victualler License, seating capacity of 15 seats and hours of operation Monday-Friday 7am-9pm, Saturday 8am-9pm and Sunday 9am-6pm.

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Applicant Igor Ostrovsky stated that they would like to serve coffee at the package store. There is a designated coffee bar for this purpose; he noted that he understands the regulations of the package store.

On motion it was,

Voted to approve the application of Chestnut Hill Group LLC, d/b/a Wine Gallery, Igor Ostrovsky, Manager, holder of an All Kinds of Alcoholic Beverages Retail Package Store License at 400 Washington Street for a change of d/b/a and a Common Victualler License as follows:

Change of d/b/a from Wine Gallery to d/b/a Wine Gallery-Spark Coffee.

A Common Victualler License, seating capacity of 15 seats and hours of operation Monday-Friday 7am-9pm, Saturday 8am-9pm and Sunday 9am-6pm

Aye: Nancy Daly, Neil Wishinsky, Benjamin J. Franco, Nancy Heller, Bernard Greene

OUTSIDE SEATING

Question of approving the application of FCLP Corporation, d/b/a TJ's Convenience, Luis Perez, Manager, holder of a license to Sell Wine & Malt Beverages as a Retail Package Store and Food Vendor License at 182 Thorndike Street, for outside seating, 4 tables, 8 seats, Food Vendor, operating hours of Monday-Saturday 8:00am-8:00pm and Sunday 9:00am-6:00pm. April 15-October 15, Outside Seating.

Applicant Luis Perez said that this request is for outside seating to allow his customers to have a sandwich or a cup of coffee outside.

On motion it was,

Voted to approve the application of FCLP Corporation, d/b/a TJ's Convenience, Luis Perez, Manager, holder of a license to Sell Wine & Malt Beverages as a Retail Package Store and Food Vendor License at 182 Thorndike Street, for outside seating, 4 tables, 8 seats, Food Vendor, operating hours of Monday-Saturday 8:00am-8:00pm and Sunday 9:00am-6:00pm. April 15-October 15, Outside Seating.

Aye: Nancy Daly, Neil Wishinsky, Benjamin J. Franco, Nancy Heller, Bernard Greene

ELECTION WARRANT * agenda item taken out of order

Question of executing the Warrant for the November 8, 2016 State Election.

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Reminder Precinct 8 has temporarily moved to Young Israel at 62 Green Street.

On motion it was,

Voted to execute the Warrant for the November 8, 2016 State Election.

Aye: Nancy Daly, Neil Wishinsky, Benjamin J. Franco, Nancy Heller, Bernard Greene

The Board took a recess 7:50 p.m.

OPEN AIR PARKING LOT

Public Hearing on the application of Jessica Wong, Owner, for a license to conduct and maintain an open-air parking lot with an area of 1000 square feet at 103 Griggs Road, Brookline MA for five (5) automobiles.

Applicant Jessica Wong stated that the property has 5 parking spaces and one car. This proposal is to rent out 4 parking spaces on her property. The Board noted the conditions.

Public hearing: no speakers.

On motion it was,

Voted to approve the application of Jessica Wong, Owner, for a license to conduct and maintain an open-air parking lot with an area of 1000 square feet at 103 Griggs Road, Brookline MA for five (5) automobiles.

Aye: Nancy Daly, Neil Wishinsky, Benjamin J. Franco, Nancy Heller, Bernard Greene

TRANSFER OF STOCK

Question of approving the application of Sichuan Garden, Inc., d/b/a Sichuan Garden, Xiaoyi Duan, President, holder of a Common Victualler and Entertainment License at 295 Washington Street for a Transfer of Stock as follows:

<u>Transferor</u>	<u>% of Stock</u>	<u>Transferee</u>	<u>% of Stock</u>
Current Ownership			
Xingyan Zhang	50%	Sichuan Garden, Inc. (Repurchase)	50%
Proposed Ownership			
Xiaoyi Duan	60%	Ran Duan	40%

Ran Duan explained that a former shareholding owner left the company, and sold his

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shares back to the company. This transfer reflects the current ownership.

On motion it was,

Voted to approve the application of Sichuan Garden, Inc., d/b/a Sichuan Garden, Xiaoyi Duan, President, holder of a Common Victualler and Entertainment License at 295 Washington Street for a Transfer of Stock as follows:

<u>Transferor</u>	<u>% of Stock</u>	<u>Transferee</u>	<u>% of Stock</u>
Current Ownership			
Xingyan Zhang	50%	Sichuan Garden, Inc. (Repurchase)	50%
Proposed Ownership			
Xiaoyi Duan	60%	Ran Duan	40%

Aye: Nancy Daly, Neil Wishinsky, Benjamin J. Franco, Nancy Heller, Bernard Greene

COMMON VICTUALLER LICENSE
ENTERTAINMENT LICENSE
ALL KINDS OF ALCOHOLIC BEVERAGES LICENSE- TRANSFER

Question of approving the application of S&R Hospitality, LLC, Daniel Kerrigan, Manager, for a Common Victualler License with seating for 65 at 242 Harvard Street.

Question of approving the application of S&R Hospitality, LLC, Daniel Kerrigan, and Manager for an Entertainment License (Radio, Taped Music, and TV) at 242 Harvard Street.

Public Hearing on the application of Eight Sisters, LLC, d/b/a Lineage Restaurant, Jeremy Sewall Manager, holder of an All Kinds Alcoholic Beverage License as a Common Victualler at 242 Harvard Street for the TRANSFER of said license to S&R Hospitality, LLC, Daniel Kerrigan, Manager

Attorney Adam Barnosky said this is the site of the old Lineage restaurant. He reviewed the application and the applicant's restaurant experience. They are seeking a 2am license, 7 days a week. Co-applicant Chris parsons reviewed the food concept, and Mr. Kerrigan acknowledged the liquor regulations.

Chairman Wishinsky noted the 2:00 a.m. closing request. Mr. Kerrigan replied that his past experience was to come before the license board every time they wanted to extend their hours for a particular event. They will most likely close at 12 midnight most nights.

Public hearing: no speakers

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On motion it was,

Voted to approve the application of S&R Hospitality, LLC, Daniel Kerrigan, Manager, for a Common Victualler License with seating for 65 at 242 Harvard Street.

Voted to approve the application of S&R Hospitality, LLC, Daniel Kerrigan, and Manager for an Entertainment License (Radio, Taped Music, and TV) at 242 Harvard Street.

Voted to approve the application of Eight Sisters, LLC, d/b/a Lineage Restaurant, Jeremy Sewall Manager, holder of an All Kinds Alcoholic Beverage License as a Common Victualler at 242 Harvard Street for the TRANSFER of said license to S&R Hospitality, LLC, Daniel Kerrigan, Manager

Aye: Nancy Daly, Neil Wishinsky, Benjamin J. Franco, Nancy Heller, Bernard Greene

WARRANT ARTICLES

Public Hearing and possible vote on the following Warrant Articles for the November 15, 2016 Special Town Meeting:

Article 34 Resolution Affordable Housing using Air Right (Goldstein, Winkelman)

Co-petitioner Henry Winkelman stated that this Article came about in 2013 when he was introduced to the need for affordable senior housing. Mr. Winkelman presented a PowerPoint that showed pictures of successful air rights developments. This Article is a resolution that would direct the Town to pursue suitable air rights developments for affordable senior housing. Air rights would allow development over this existing town-owned parcel, while keeping the municipal parking accessible. Mr. Winkelman reviewed the need for senior housing and the location of the Kent Street municipal parking lot is a suitable one due to its proximity to public transit, shops and restaurants. This is a walkable neighborhood.

Co-petitioner Ken Goldstein added that as a local attorney he has become aware of the desperate need for affordable senior housing, and alternatives for this population to stay in Brookline. This is a growing population that needs to be addressed. Mr. Goldstein reviewed the projected next steps should Town Meeting pass the Resolution.

The first step would be to set up an oversight committee with the charge of obtaining public input and designing an RFP, and having a developer come in to present what they could do with this site. It would then go back to Town Meeting, and the Selectmen.

Mr. Goldstein addressed some concerns about singling out this particular location; the Advisory Committee would like to see the locations expanded for review; that would be a lengthy process. He thinks the moderator may find that outside of the scope of the Article.

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The Town has had some great plans proposing big visions, but has not done so well in actually implementing and initiating any changes. The recent Housing Production Plan singled out this site as appropriate for senior housing. This would not be a final decision in any form, and he understands the competing demand for Planning Department resources as well as Housing Trust funding.

The Housing Production Plan singles-out this parcel as an appropriate site for senior housing, and finding locations in town is difficult. This Article is intentionally crafted with broad strokes at the onset.

Public hearing;

Roger Blood, Housing Advisory (HAB) Chair spoke in favor of the Article. This was on their agenda a couple of years ago at the conceptual stage. This is not prescriptive in any way.

Frank Caro, Brookline Age Friendly Committee spoke in favor of the Article. At a forum in 2011 the need for affordable senior housing was noted; and it has become a focus point.

Tom? Has a background in urban planning and has worked on affordable housing issues. He supports the Article and is delighted that Brookline is thinking about this.

Alan Christ spoke in favor of the Article; it is a great way for the town to get ahead of unfriendly 40b projects, and will improve Brookline Village, making it more walkable.

Merelice TMM#6 said she has been involved in affordable housing for a long time and spoke in favor of the Article, and against the Advisory Committee's recommendation to expand the site review.

Selectman Daly added that she is aware that affordable housing is a big issue in Brookline.

Selectman Heller supports the Article and limiting the review to this parcel at this time.

There was no vote on this Article.

Article 31 Town Meeting Committees and OML (Frawley)

Petitioner Regina Frawley gave a PowerPoint presentation. Article 31 would bring back the Open Meeting Law (OML) to where it was prior to the State's revision in 2010. Currently under the OML, committees formed under the direction of Town Meeting, or consisting of Town Meeting members, are not governed under the OMLAG's reasoning is as follows : Town Meeting is the Town's legislature, and, since the OML exempts the state's legislature, Town Meeting is also thus not subject to the OML". The language related to this has been open to interpretation to what bodies would be exempt under the current law. This Article would allow Town Meeting to close the gap that leads to interpretation of the OML, and place all municipal meetings, however constituted, to be held accountable under the OML, and thus to all the people

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of Brookline.

From the presentation:

In 2015 Massachusetts Attorney General Healy wrote that, since the general Court (Legislature) Is not a “public body” and since Town Meeting is Brookline’s Legislature, then it too is not a “public body” and thus not subject to the OML”

Ms. Frawley reviewed the complaint process. Attorney-Client Privilege is not referenced in response to a complaint, and under the OML it is the public body that sends the response to a complaint. Under this bylaw it would be Town Counsel’s duty that the response is shared with the complainant.

Under this Article:

Fine Capability Retained

Restriction of Attorney-Client Privilege

Accountability of Town Counsel’s Methodology

Public hearing:

Mariella Ames spoke in support the Article stating that it would provide transparency and accountability which is much needed.

Chairman Wishinsky noted that the Article references staff support. Sometimes staff is assigned, sometimes not. We may not be able to offer staff assistance.

The language about attorney client privilege; is that referenced elsewhere?

Ms. Frawley responded that if you are only filing a complaint that does not affect Attorney-Client Privilege.

Chairman Wishinsky asked about the Attorney-Client Privilege.

Town Counsel Joslin Murphy stated that the client asserts the privilege, not the attorney; in my view this language is inappropriate. The determination would be related to whether I was acting as an investigatory role and not an advisory role.

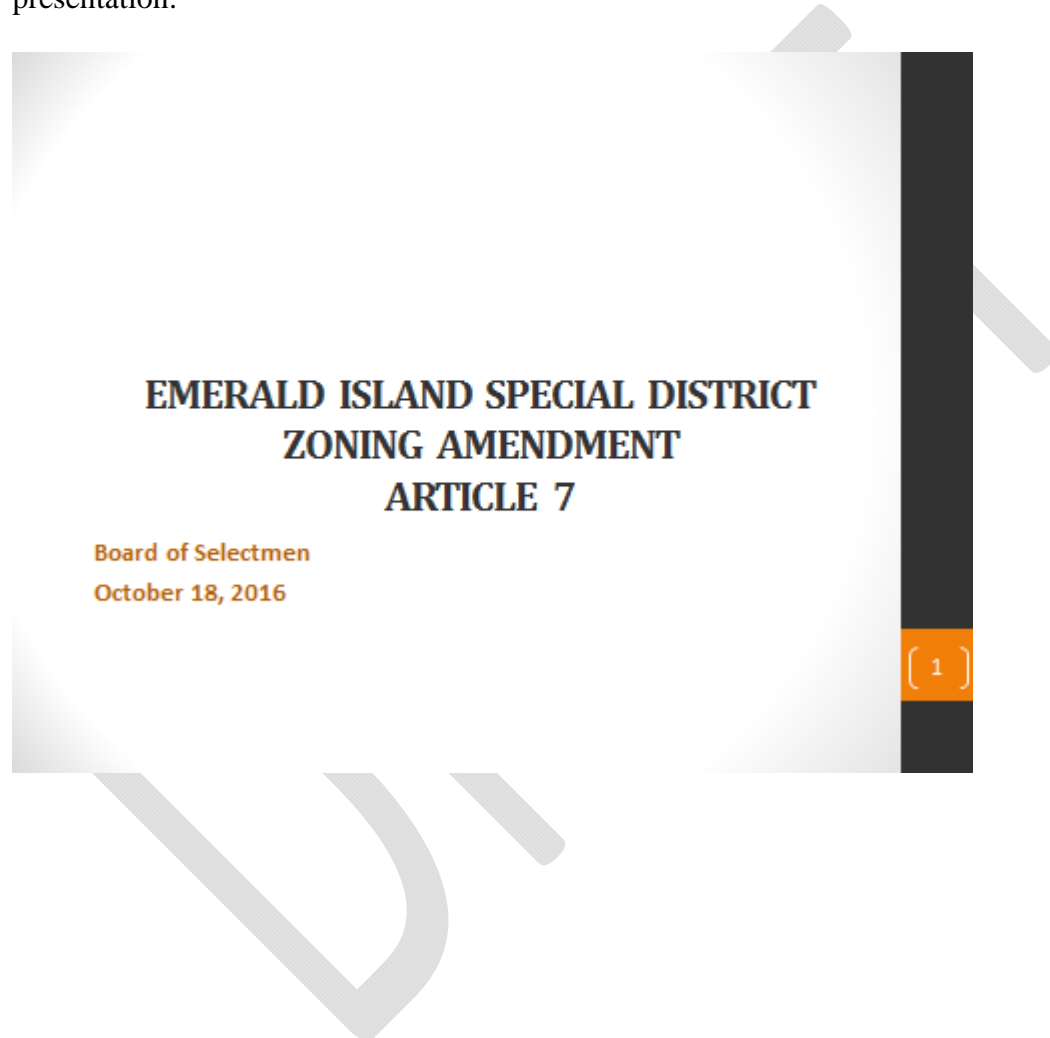
Selectman Heller expressed concern on volunteer committee members, and added burden of threats, fines and complaints against them. Also, town staff is stretched very thin and to take on additional burdens of moderator’s committees, where would the funding come from.

Ms. Frawley added that there have only been about 5 complaints in the past 2 years.

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Selectman Franco gave a brief overview on the River Road Study Committee, and thanked the committee members. This was a thorough, fact-based and open process. The study committee was charged to review and analyze current conditions, zoning, parking requirements; design guidelines; shadow studies; and other land use planning tools such as transit-oriented development, that affect the district bounded by Boylston Street, Brookline Avenue and River Road.

Economic Development Coordinator Andy Martineau gave the following PowerPoint presentation:



Previous Planning Studies

Recommendations for Route 9:

- Balanced development of commercial and residential projects in targeted areas
- Pedestrian amenities, connections and enhancements
- Creation of an attractive new gateway to the Town
- Creation of district plans to implement the vision and recommendations



(1)

The “Emerald Island” – MIT Study



Figure 4.18: Potential building massing for Emerald Island (SAR, shown: 3.0)



Figure 4.20: Aerial view of Emerald Island showing the location of the section shown below

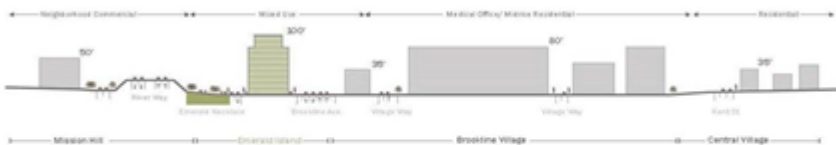


Figure 4.19: Section for Emerald Island showing relationship with surrounding neighborhood. Lack of shadows and proximity to other large projects allow for higher densities on Emerald Island.

“Additional market and financial feasibility analysis is needed to determine the appropriate scale of future projects...” (Pg. 73 Bringing Back Boylston, 2015)

(3)

Existing Conditions

Section 1 of Zoning Amendment (Pg. 16 of Warrant)



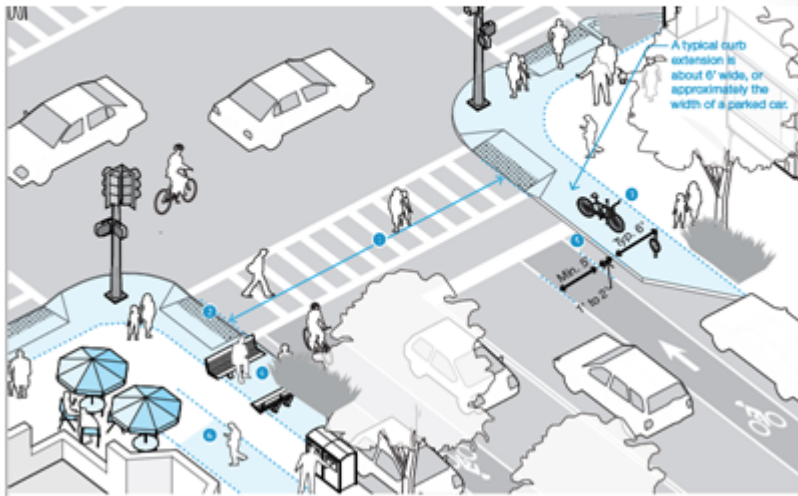
Corner of River Road/Washington St.



View from Park Looking SW Across River Road



Complete Streets Approach to Public Realm



New Special District, New and Allowed Uses

Sections: 2, 3 and 4 of Zoning Amendment (Pgs. 16 – 22 of Warrant)

Newly Created Uses:

- Micro Units (< 500 SF)
- Age restricted housing (62+)
- Live/Work Space (< 900 SF, primary residence/studio space)

Continue to Allow:

- Office (general, medical, co-working)
- Retail (restaurant/café, convenience store)
- Service Use Businesses (capped at 25% of building)

Existing Uses Now Allowed in I-District:

- Hotel and Limited Service Hotel

6

Emerald Island Public Realm Concept (Fully Redeveloped)



7

Summary of McKinney Analyses

Market Feasible Uses:

- Commercial – hotel and non-medical office
- Residential – senior housing and micro housing
- Retail – ancillary to above grade uses
- Restaurant – destination

Market Feasible Density:

- Defined by program/floor plate requirements (critical mass and scale) and not FAR
- Use programs have been tested for financial feasibility and are reasonable

Market Feasible Parking:

- Hotel (market min .4 per key)
- MOB/General (market min. 1.5/1,000 RSF)
- 62+ Age restricted & Independent Living housing (market min. 1.0 per unit)
- Assisted Living & Memory Care (market min. .5 per unit)
- Micro Housing (market min .5 per unit)
- Live/work and Co-Working Office (market min. .75 per 1,000)

(8)

EISD Zoning “Triggers”

Sections 5, 6.2, and 6.3 of Zoning Amendment (Pgs. 22 – 27 of Warrant)

Exceptions to I-1.0 Zoning Max Height, FAR and Parking Requirements:

If a developer.....

- Has a 13,600 SF Lot
- Meets Special District Zoning Requirements (min sidewalk widths, min ground floor height, max lot coverages, public benefits etc.)
- Is proposing to build desired uses: (hotel, limited service hotel, live/work space, micro units, age restricted housing, retail, restaurant, office etc.)

Only then can a developer.....

- Exceed existing I-1.0 Zoning allowances for height, FAR, setbacks
- Utilize alternative parking requirements

Subject to.....

- Site Plan Review
- Existing Major Impact Review Process

(9)

Section 6.2.iii and 6.2.iv of Zoning Amendment (Pgs. 25 - 26 of Warrant)

 PROPOSED HOTEL FIRST FLOOR
 PROPOSED PUBLIC REALM

- BROOKLINE AVE: 13'-6"
- WASHINGTON ST: 10'-8"
- RIVER ROAD: 22'-9"
- PROJECT AVERAGE: 14'-6"

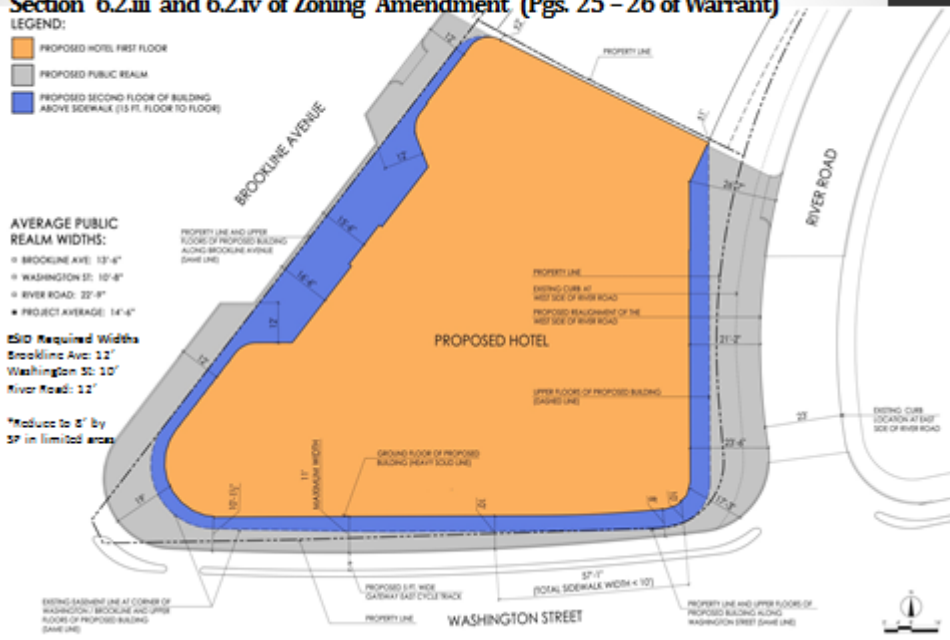
*Reduce to 5' by
3P in limited areas



 PROPOSED HOTEL FIRST FLOOR
 PROPOSED PUBLIC REALM
 PROPOSED SECOND FLOOR OF BUILDING ABOVE SIDEWALK (15 FT. FLOOR TO FLOOR)

- BROOKLINE AVE: 13'-6"
- WASHINGTON ST: 10'-8"
- RIVER ROAD: 22'-9"
- PROJECT AVERAGE: 14'-6"

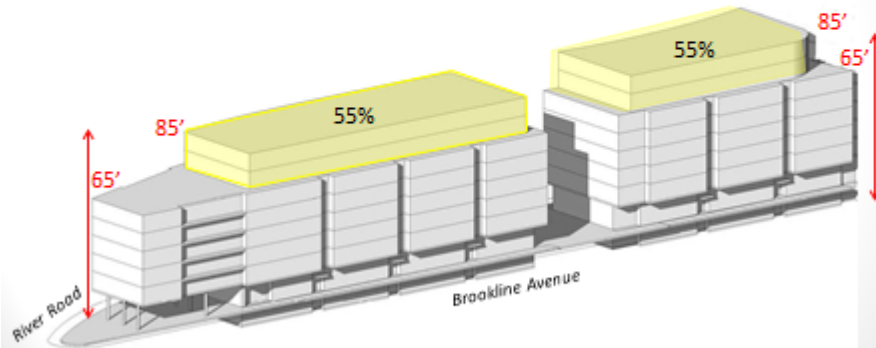
*Reduce to 5' by
3P in limited areas



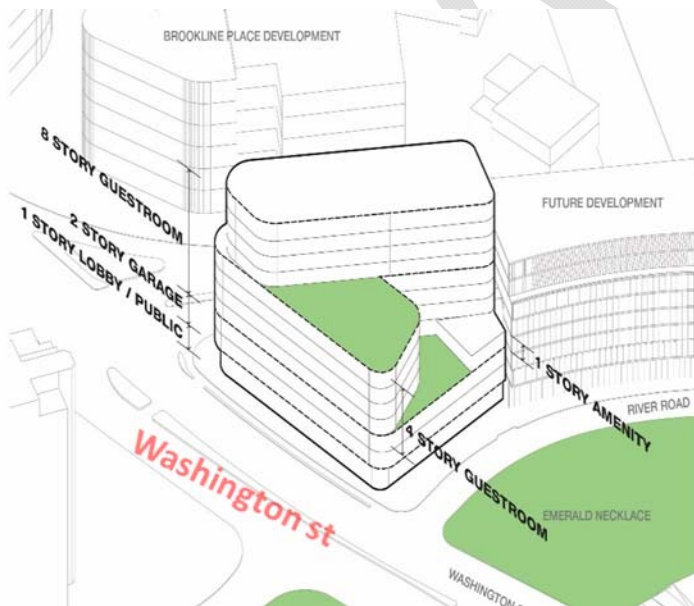
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Mid and Northern District Building Heights/Lot Coverages

Section 6.3 of Zoning Amendment (Pgs. 27 – 29 of Warrant)

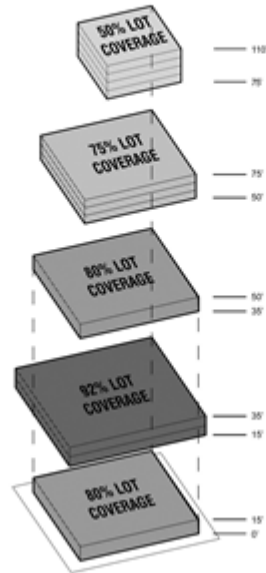


(15)



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25 Washington St. Building Heights/Lot Coverages Section 6.3 of Zoning Amendment (Pgs. 27 – 29 of Warrant)



(17)

Parking Limits

Section 6.5 of Zoning Amendment (Pgs. 30 -31 of Warrant)

USE	MAXIMUM PARKING
Principal Use B (Hotel) and 8A (Limited Service Hotel)	0.40 per room
Principal Use 6B (Dwelling, age restricted)	1.25 per unit
Principal Use 6C (Live/Work space)	0.50 per unit
Principal Use 6D (Dwelling, Micro Unit)	0.50 per unit
Principal Uses: 18A (Small group health/fitness); 20 (medical office); 20A (Licensed veterinarian); 21 (professional office); 29 (store less than 5K SF); 30 (Eating places less than 5K SF); 32 (Service use business); 33 (Stores not exceeding 10K SF); 33A (Stores over 10K SF); 34 (Place for sale and consumption of food not exceeding 5K SF); 66A (Accessory Laboratory)	1.5 per 1,000 SF

**Increase in parking maximum by no more than 20% allowed by Special Permit where need can be demonstrated*

(18)

Design Standards and District Design Guidelines

Section 6.6 of Zoning Amendment (Pg. 31 of Warrant)

Design Standards:

- Requires building mass to be broken up and articulated at regular intervals
- Requires rooftop mechanical to be insulated, screened and/or located on the interior of a building to minimize shadow and audible impacts

Design Guidelines:

- Provide more specific guidance to the Planning Board and Design Advisory Team with respect to:
 - Building Materials
 - Public Spaces
 - Vehicular Circulation
 - Rooftops
 - Fenestration
 - Building Entries

(19)

If Article 7 Passes Town Meeting:

- The former gas station at 25 Washington Street will be transformed into a new hotel that is anticipated to yield over **\$1.5M in net new taxes (rooms and excise) annually**
- The full amount of the **25 Washington Street property taxes will be guaranteed for 95 years**
- Claremont will contribute approximately **\$700K to parks and open space improvements** in the District
- Claremont will design and construct their parking ramp and building to accommodate shared ramp access for a future development
- Claremont will enter into a shared maintenance agreement for a portion of the Emerald Necklace Park next to the hotel
- Claremont will grant the Town a **permanent easement** required for the Planned Gateway East improvements on Washington Street
- The Industrial District will be transformed from an overlooked corner of town into a **greener and more attractive mixed-use gateway district** with amenities for neighborhood residents, pedestrians and park users alike.

(20)

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Article 8

Emerald Island Special District Alternative (Mattison)

Petitioner Hugh Mattison TMM#5 and RRSC member stated that Beacon Street typifies Brookline's suburban image of a tree lined trolley suburb, the entrance into Brookline from Huntington Ave is an opportunity to sell Brookline as less urban than Boston and to greet visitors as a green, tree lined community. Article 8 is a chance to make a positive and lasting impression by adding green infrastructure with greens like trees, storm water managements, a cycle track and a pedestrian friendly walkway.

This Article is an alternative to Article 7 and addresses the need to provide a sidewalk at 25 Washington Street which is at least 18 feet wide with 10 feet of it to be used as a planting strip.

Mr. Mattison gave a Powerpoint presentation showing various sidewalk widths in neighboring communities and along this proposed development.

Summary slide:

Passage of Article 8 will continue progress toward achieving goals of the Comprehensive Plan and Gateway East.

Ensure adherence to Complete Streets policy and MassDOT standards for pedestrian and bicycle safety.

Continue progress to encouraging alternative transportation in the transit-rich zone.

Soften this edge and primary gateway to Brookline, re-enforcing its image as a "tree-lined environmentally suburb.

Article 11

Sidewalk Resolution 25 Washington (Mattison)

Petitioner Hugh Mattison said that Article 11 is an expression by Town Meeting in support for the goals of Article 8 providing a sidewalk width of at least 18 feet on the south property that includes a 10 foot planting strip to provide separation between cyclists and pedestrians, and a wider sidewalk and wider easement reducing vehicular travel lanes.

From slide: Article 11 asks the Selectmen to "use their best efforts to widen the sidewalks at 25 Washington Street enough to allow a planting strip that includes a row of full-canopy trees to separate the proposed cycle track from pedestrians."

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Article 9

PILOT 25 Washington

Article 9 – Restrictive Covenant

(Pgs. 49 – 60 of Warrant)

- Seeks authorization from Town Meeting for the Board of Selectmen to enter in to a Restrictive Covenant guaranteeing property tax certainty from the 25 Washington Street parcel for 95 years **(estimated \$1M annually)**

(21)

Economic Development Coordinator Andy Martineau stated that should this property change hands in the future to a non-profit organization, this agreement will preserve the full value of the property taxes.

Article 10

Future Agreements 25 Washington

Article 10 – Memorandum of Agreement

(Pgs. 60 – 63 of Warrant)

- Enter into Restrictive Covenant guaranteeing property tax certainty for 95 years (estimated \$1M annually)
- Offsite bike, pedestrian and landscaping improvements (\$376K)
- One time cash payment equivalent to 1% of hard construction costs (exclusive of tenant fit up) for parks and public realm improvements (estimated \$229K)
- Design and construct building to accommodate shared parking ramp access for a future development on the neighboring site
- Grant an easement to the neighboring property to ensure shared ramp access is implemented
- Grant the Town a permanent easement required for the Planned Gateway East improvements on Washington Street
- Shared maintenance agreement for a portion of the Emerald Necklace Park adjacent to the hotel
- Job preference for Brookline Residents (estimated 50 jobs created)

(22)

Economic Development Coordinator Andy Martineau reviewed this slide, which are the high points of the MOA.

Public hearing: The Chair took comments related to Articles 7, 8, 9, & 10 as they are related.

Tom Kennedy, Glen Rd. spoke in favor of Article 8 as a pedestrian walker that uses this area. This is a pedestrian entryway into Brookline, and is a very busy area with all the transit, and cyclist in that location. He supports a wider sidewalk at this location.

Alan Christ, RRSC member spoke in favor of Articles 7, 9, 10 and reviewed their design guidelines. The guidelines' context of the Emerald Necklace was the most critical thing throughout the process. The goals were achieved that enhanced the park while ensuring their vision of a vibrant gateway into the town. Future buildings are to be designed with respect to the Emerald Necklace and the Muddy River Park. He reviewed the sidewalk widths in Article 8's recommendations that are comparable with sidewalks along Beacon Street. The subcommittee extensively studied this; if the sidewalks were pushed back to 18 feet, this would push back the building requiring additional parking garage space to three levels. Some areas are twice as wide as Beacon Street locations in sidewalk width. The height limits were designed within the existing context and matches neighboring buildings.

Mr. Charles Osborn Davis Ave. and RRSC member spoke in favor of Articles 7, 9, & 10 saying that the beauty of the proposal is to revitalize the whole area. It will be green, vibrant, and active with a lot of bicycle and pedestrian activity. The abutting sidewalks are narrower in some spots.

Tom Nally RRSC said this is a very complicated set of sites with significant constraints. They did the best they could and did a great job. This proposal provides a significant gateway into Brookline. He supports Articles 7, 9, & 10.

Paul Saner, said that as a legally blind person who walks down the street with a wide berth due to his German Shepard guide dog, an 8 foot sidewalk is perfectly adequate for him. He noted that reducing the sidewalk width would have a significant impact on the parking, and he spoke about the developer working with the town in good faith and not going the 40B route, which could be an option if Article 7 does not pass. This would result in losing the proposed \$700k in public benefits and there would be no long-term tax certainty on the property; forfeiting a significant amount of revenue.

Hugh Mattison responded that he voted for Article 7 as a RRSC member in efforts to move it forward to what he hopes will be a more impartial jury at Town Meeting.

Chairman Wishinsky stated that he supports the Articles 7, 9, & 10; he has been following the RRSC process, and reviewing the materials. The site is constrained and the committee did the best they could. The result is a good compromise.

Selectman Heller noted the \$1.5 million in annual taxes this project would bring in, plus the \$700k in public benefit payments.

WARRANT ARTICLES

Further review and final vote on the following Warrant Articles for the November 15, 2016 Special Town Meeting:

Article 13 General By-Law Sign Neutrality

On motion it was,

Voted 5-0 favorable action on Article 13 as amended by the AC.

To see if the Town will amend Article 5.8 of the Town's General By-Laws pertaining to Signs as follows: (new language appearing in bold/italics, deleted language appearing in strikeout):

ARTICLE 5.8 SIGN BY-LAW

SECTION 5.8.1 PURPOSE

Pursuant to the authority conferred by General Laws, Chapter 93, Section 29, and every other power and authority thereto pertaining, the Town of Brookline adopts this

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Bylaw for the regulation and restriction of billboards, signs and other advertising devices within the Town, *on Town property, and* on public ways. ~~or on private property within public view of a public way, public park or reservation.~~

SECTION 5.8.2 DEFINITIONS

~~Accessory Sign: Any billboard, sign or other advertising device that advertises, calls attention to, or indicates the person occupying the premises on which the sign is erected or the business transacted thereon, or advertises the property itself or any part thereof as for sale or to let, and which contains no other advertising matter. The words "Accessory Sign" shall include an "on premise" sign as defined and permitted by the Zoning By law.~~

~~Non-Accessory Sign: Any sign not an accessory sign.~~

~~"Person" and "whoever" shall include a corporation, society, association and partnership.~~

~~Public Way shall include a private way that is open to public use. Sign:~~

~~"Sign" shall mean and include any permanent or temporary structure, device, letter, word, model, banner, pennant, insignia, trade flag, or representation used as, or which is in the nature of, an advertisement, announcement, or direction, or is designated to attract the eye by intermittent or repeated motion or illumination, which is on a public way or on private property within public view of a public way, public park or reservation.~~

Sign: Any device, fixture, placard, or structure that uses any color, form, graphic, illumination, symbol, or writing to advertise, attract attention to or announce the purpose of, or identify the purpose of a person or entity, or to communicate information of any kind to the public. For the purposes of this by-law, the term "sign" shall not include the following:

- i. Official traffic control devices required, maintained, or installed by a Federal, State or local governmental agency.***
- ii. Town of Brookline government signs, and signs permitted by the Town on Town property.***
- iii. Building markers indicating the name of a building and date and incidental information about its construction, which marker is cut into a masonry surface or made of other permanent material.***

iv. Flags, holiday lights and decorations.

Sign, Area of:

(a) For a sign, either free-standing or attached, the area shall be considered to include all lettering, wording, and accompanying designs and symbols, together with the background, whether open or enclosed, on which they are displayed, but not including any supporting framework and bracing which are incidental to the display itself. (b) For a sign painted upon or applied to a building, the area shall be considered to include all lettering, wording, and accompanying designs or symbols together with any backing of a different color than the finish material of the building face. (c) Where the sign consists of individual letters or symbols attached to or painted on a surface, building, wall or window, the areas shall be considered to be that of the smallest rectangle or other convex shape which encompasses all of the letters and symbols.

Zoning By-law: The Zoning By-law of the Town of Brookline which as from time to time is in force and effect.

SECTION 5.8.3 ACCESSORY SIGNS

~~Accessory signs shall be permitted as regulated and permitted by the Zoning By law. No person shall erect, display or maintain an accessory sign except as permitted by the Zoning By law. The Zoning By law is incorporated herein by reference.~~

Signs shall be permitted as regulated and permitted by the Zoning By-law. The Zoning By-law is incorporated herein by reference.

No person shall erect, display or maintain a temporary or permanent sign upon any property owned by the Town of Brookline or upon the public way of any other governmental body.

SECTION 5.8.4 NON-ACCESSORY SIGNS PERTINENCE TO OTHER LAWS

~~No person shall erect, display or maintain a non-accessory sign: (a) On any premises located in a Residence District as designated by the Zoning By law. (b) Within any public way upon any property owned by the Town of Brookline or any other governmental body or agency. (c) Within fifty (50) feet of any public way. (d) Within three hundred (300) feet of any public park playground, or other public grounds, if within view of any portion of the same. (e) Within a radius of one hundred and fifty (150) feet from the point where the center lines of two or more public ways intersect. (f) Upon the roof of any building. (g) Exceeding an area of three hundred (300) square feet or a height of twelve (12) feet. (h) Containing visible moving or moveable parts or be lighted with flashing, animated, or intermittent illumination.~~

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~~This section shall not apply to signs exempted by Section 32 of Chapter 93 of the General Laws.~~

All signs shall be subject to the State Building Code and when applicable, the Town's Zoning By-law and the Regulations of the Board of Selectmen regulating signs, etc. projecting into, on, or over a public street or way. ***This Article shall not be construed in any manner that is inconsistent with the provisions in M.G.L. c. 93, ss. 29 through 33, or M.G.L. c. 85, s. 8, or 700 CMR 3.00***.~~This Article shall not be construed as to be inconsistent with or in contravention to Sections twenty nine through thirty three inclusive of Chapter 93 or Section 8 of Chapter 85 of the General Laws, as amended.~~ Attention is called to the Rules and Regulations of the Outdoor Advertising Board for signs which may also be subject to the Rules and Regulations of said Board.

~~SECTION 5.8.5 SIGNS FOR GASOLINE SERVICE STATIONS ENFORCEMENT~~

~~All signs that display self-service gasoline pricing, including signs attached to a building, freestanding signs and signs affixed to gasoline pumps shall clearly indicate that the price is for self-service sale of gasoline.~~

This By-law shall be enforced by the Building Commissioner. The Building Commissioner shall not issue a permit for the erection, maintenance, enlargement or alteration of any sign which is not in conformance with this By-law.

~~SECTION 5.8.6 PERTINENCE TO OTHER LAWS PENALTY FOR VIOLATION~~

~~All signs shall be subject to the Building Code of the Town of Brookline and when applicable, the Zoning By-law and the Regulations of the Board of Selectmen regulating signs, etc. projecting into, on, or over a public street or way. 1 The Sign By-law shall not be construed as to be inconsistent with or in contravention to Sections twenty nine through thirty three inclusive of Chapter 93 or Section 8 of Chapter 85 of the General Laws, as amended. Attention is called to the Rules and Regulations of the Outdoor Advertising Board for signs which may also be subject to the Rules and Regulations of said~~

~~Board.~~ Whoever violates any provision of this By-law shall be punished by a fine of not more than \$100.00, and whoever after conviction of such violation unlawfully maintains such a billboard, sign or other device for twenty (20) days thereafter shall be punished by a fine of not more than \$300.00.

~~SECTION 5.8.7 NON CONFORMING SIGNS SEVERABILITY~~

~~Any accessory sign in any of the categories listed below which was legally erected prior to the adoption of this paragraph may continue to be maintained for a period of not longer than five years after the effective date of this paragraph:~~

~~(1) roof signs;~~

~~(2) projecting signs, unless such sign is approved by a variance subsequent to January 1, 1970; 1 See General Laws Chapter 85 Sec. 8 & 9.~~

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~~(3) any other sign, including facade and free-standing signs, which exceeds by more than 50% the applicable size limitations in the Zoning By-law as of the effective date of this paragraph, unless such sign is approved by a variance subsequent to January 1, 1970.~~

~~(b) Any non-accessory sign legally erected prior to the adoption of the by-law may continue to be maintained for a period of not longer than five years after the effective date of this by-law; provided however, that during said five year period no such sign shall be enlarged, redesigned or altered except in accordance with the provisions of this by-law and provided further that any such sign which has been destroyed or damaged to such an extent that the cost of restoration would exceed thirty five percent of the replacement value of the sign at the time of destruction or damage, shall not be repaired or rebuilt or altered except in accordance with the provisions of this bylaw.~~

~~(c) The exemption herein granted shall terminate with respect to any sign which (1) shall have been abandoned; (2) advertises or calls attention to any products, businesses or activities which are no longer carried on or sold for at least sixty (60) days; or (3) shall not have been repaired or properly maintained within sixty (60) days after notice to that effect has been given by the Building Commissioner.~~

~~(d) Nonilluminated noncommercial public message signs may be placed on private property in all zoning districts. Such signs related to a specific event shall be removed by the property owner within 7 days following the event.~~

The invalidity of section or provision of this By-law shall not invalidate any other section or provision thereof.

Aye: Nancy Daly, Neil Wishinsky, Benjamin J. Franco, Nancy Heller, Bernard Greene

Article 14

Zoning By-Law Sign Content Neutrality

On motion it was,

Voted 5-0 favorable action on Article 14 as amended by the AC.

To see if the Town will amend Article VII of the Town's Zoning By-Laws as follows (new language appearing in bold/italics, deleted language appearing in strikeout):

ARTICLE VII

SIGNS, ILLUMINATION, & REGULATED FACADE ALTERATIONS

- §7.00 - **SIGN BY-LAW**
- §7.01 - **SIGNS IN ALL DISTRICTS**
- §7.02 - **SIGNS IN S, SC, T AND F DISTRICTS**
- §7.03 - **SIGNS IN M DISTRICTS**
- §7.04 - **SIGNS IN I, G, L AND O DISTRICTS**
- §7.05 - **TEMPORARY SIGNS**
- §7.06 - **ILLUMINATION**
- §7.07 - **EXCEPTIONS TO THE ABOVE**
- §7.08 - **DESIGN REVIEW PROCEDURES**
- §7.09 - **NONCONFORMANCE OF SIGNS**

§7.00 SIGNS IN ALL DISTRICTS SIGN BY-LAW

The following requirements shall apply to all signs and other advertising devices in all districts:

- a. ~~No sign or other advertising device with visible moving or moveable parts or with flashing animated or intermittent illumination shall be erected or maintained, except that a traditional rotating barber pole may be permitted by the Planning Board subject to the design review process in §7.03, paragraph 2.~~
- b. ~~No sign or other advertising device, or part thereof, shall be more than 25 feet above ground level except signs announcing the name of an individual building by special permit of the Board of Appeals.~~
- c. ~~No sign or other advertising device attached to a building shall project above the roof or parapet line nor more than 12 inches out from the wall to which it is attached. However, a non combustibile projecting sign constructed of wood, a composite of wood and plastic, metal, glass or another substantial material, or vertical banner sign, composed of pliable fabric or similar material, may project more than 12 inches perpendicular to the wall to which it is attached subject to the approval of the Planning Board. Projecting and banner signs shall not be internally illuminated and shall maintain an 8' minimum clearance above the ground. The Planning Board may limit the number of projecting or banner signs on the facade of a building. No projecting or banner sign shall be larger than 12 square feet in area per face.~~
- d. ~~In cases where an attached sign size larger than permitted in this Article VII is appropriate because of the size of a natural space for a sign on a facade or because of other architectural features of a building, a larger attached sign up to but not more than 25% larger than permitted by the specific regulations in this Article may be allowed by the Planning Board in accordance with the procedures of §7.03, paragraph 2. only if such an increase is necessary to fill the most appropriate sign area on the building and the sign location is a proper one for an oversized sign. No lettering or other advertising message shall be placed in the additional sign area authorized by this paragraph. The increase of~~

~~the background up to 25% shall not in any event permit an increase in the size of the lettering had the background increase not been permitted.~~

- ~~e. Signs or advertising devices not attached to the building shall not exceed 20 square feet in area of each face exclusive of posts or other structural supports and shall not exceed 12 feet in height, except gasoline service station signs as regulated by **§7.03, paragraph 1, subparagraph h.** Except for signs regulated by paragraphs 3 and 4 below, all permitted signs in excess of one square foot in area shall be set back one half the depth of the required front yard setback from all street lot lines. Except for signs regulated by **paragraph 2** below, any freestanding sign of more than 10 square feet in area, or more than four square feet for a nonconforming use, or a freestanding sign of any size for a gasoline service station shall be subject to the requirements of **§7.03, paragraph 2.** Except for signs regulated by paragraph 3 below, there shall be not more than one freestanding sign, except that the Board of Appeals by special permit may allow additional freestanding signs on a property with more than one building or more than one street frontage but not more than one sign per building per street frontage. Whenever possible, signs shall be combined or clustered to minimize their number.~~
- ~~f. Signs, whether temporary or permanent, on the exterior of buildings shall be made of substantial materials. A special permit of the Board of Appeals shall be required to determine the appropriateness to the building of any flags, streamers, and balloons etc. used for sign purposes. National, state and Town flags are exempted from this provision. The Building Commissioner may approve temporary banners for public events.~~
- ~~2. Non illuminated non-commercial public message signs may be placed on private property in all zoning districts. Such signs related to a specific event shall be removed by the property owner within 7 days following the event.~~
- ~~3. Non illuminated signage that does not exceed 1.5 square feet in area and that identifies allowed users of individual parking spaces is allowed in all zoning districts.~~
- ~~4. Required signage for parking facilities renting or leasing spaces to a Car Sharing Organization (CSO) as described in **§6.01, paragraph 5** is allowed in all zoning districts.~~
- 1. Purpose: The purpose of this Article 7.00 is to improve pedestrian and traffic safety; to avoid the proliferation of signs; to minimize their adverse effect on nearby public and private property, to preserve the esthetic environment; to encourage the effective use of signs; and, to enable fair, consistent and content-neutral enforcement of this section.*

Applicability: The following shall apply to all signs in all zoning districts.

Severability: The provisions of this By-Law shall be deemed to be severable. Should any of its provisions be held to be invalid, unenforceable or unconstitutional, the remainder of this By-Law shall continue to be in full force and effect.

Definitions: The following words and phrases used in this section shall have the meanings set forth below:

- a. Sign: Any device, fixture, placard, or structure that uses any color, form, graphic, illumination, symbol, or writing to advertise, attract attention to or announce the purpose of, or identify the purpose of a person or entity, or to communicate information of any kind to the public. For the purposes of this by-law, the term “sign” shall not include the following:*
 - i. Official traffic control devices required, maintained, or installed by a Federal, State or local governmental agency.*
 - ii. Town of Brookline government signs and signs permitted by the Town on Town property.*
 - iii. Building markers indicating the name of a building and date and incidental information about its construction, which marker is cut into a masonry surface or made of other permanent material.*
 - iv. Flags, holiday lights and decorations.*
- b. Regulated Façade Alteration: Any change intended to be permanent in the visual appearance of the facade including the blocking of the view through a street-level window and any change in door or window style, unless such change consists of an exact replication in terms of size, color, location and detail of the replaced element. A regulated alteration shall also include installation of a fence, wall or driveway. A regulated facade alteration shall include:*
 - i. commercial building facades in all districts; and*
 - ii. residential building facades on lots with frontage on Beacon Street, Boylston Street, Brookline Avenue, Commonwealth Avenue, Harvard Street, or Washington Street, with the exception of buildings on lots located in S, SC, and T districts.*

§7.01 SIGNS IN ~~S, SC, T, AND F~~ ALL DISTRICTS

1. ~~In any S, SC, T, and F district,~~ Signs in all districts shall be subject to the following requirements:

- ~~a. One sign displaying the street number or name of the occupant of the premises, or both, not exceeding one square foot in area. Such sign may include identification of a permitted accessory professional use.~~
- ~~b. Two bulletin or announcement boards or identification signs for a permitted principal non-residential building or use, neither of which may exceed 10 square feet in area.~~
- ~~c. One sign in connection with a lawfully maintained nonconforming use, not exceeding 10 square feet in area.~~
- ~~d. One "For Sale" or "For Rent" sign not exceeding six square feet in area, and advertising only the premises on which the sign is located; such sign to be removed at once upon rental or sale of property, and, in any case, to remain no longer than a four month period in any calendar year, after which period, permit may be given by the Building Commissioner for an additional four month period upon written application, if need is shown.~~
- ~~e. One contractor's sign, not exceeding 10 square feet in area, maintained on the premises while a building is actually under construction.~~
- ~~f. Other temporary signs in connection with the construction or development of a building or lot, by special permit of the Board of Appeals which shall specify limits on the size and number of signs and the length of time to be maintained.~~

a. All regulated facade alterations shall be subject to the design review process in §7.08.

b. Signs with visible moving or moveable parts or with flashing animated or intermittent illumination are prohibited.

c. Signs or parts thereof attached to a building, shall not exceed a height of 25 feet above ground level.

d. Projecting or banner signs attached to a building shall not be internally illuminated, shall not exceed 12 square feet in area per face and shall not extend lower than a height of 8 feet.

e. Signs attached to a building shall not project above the roof or parapet line nor more than 12 inches out from the wall to which it is attached.

- f. Signs shall not be permitted on building walls nor parallel or within 45 degrees of parallel to the street.*
- g. No A-Frame or "Sandwich board" signs shall be permitted in any district.*
- h. Signs, whether attached to a building or free-standing, shall have an aggregate area not exceeding two square feet for each foot of building face parallel or substantially parallel to a street lot line. Where a lot fronts on more than one street, the aggregate sign area facing each street frontage shall be calculated separately.*
- i. The aggregate area of all signs in any window, whether temporary or permanent, shall not exceed 30% of the area of such window, and the area of permanent window signs shall be included in the aggregate sign area permitted in paragraph (h) above.*
- j. All permanent free standing signs in excess of 1 square foot shall be set back one-half the depth of the required front yard setback from all street lot lines.*
- k. Permanent signs not attached to a building shall not exceed 30 square feet in area of each face exclusive of posts or other structural supports and shall not exceed 19 feet in height.*
- l. Temporary, non-illuminated, signs may be placed on private property in all zoning districts, provided that the signs are in fact temporary, not involving any substantial expense, and are displayed in a manner which will not deface the building facade.*
- m. Non-illuminated signs that do not exceed 1.5 square feet in area identifying allowed users of individual parking spaces may be placed in all zoning districts.*
- n. All lighting shall be installed and maintained so that no direct light or glare shines on any street or nearby property.*
- o. No neon type or exposed gas-illuminated tube type of sign which is red, yellow, or green shall be located within 100 feet of a traffic signal unless it is shielded from the line of sight of any driver of a motor*

vehicle approaching the traffic signal.

p. There shall be not more than one freestanding sign per property, except that the Board of Appeals by special permit may allow additional freestanding signs on a property with more than one building or more than one street frontage but not more than one sign per building per street frontage. Whenever possible, signs shall be combined or clustered to minimize their number.

q. Signs, whether temporary or permanently attached to the exterior of buildings shall be made of substantial materials.

§7.02 - SIGNS IN M-S, SC, T AND F DISTRICTS:

1. In any S, SC, T and F District, no **permanent** on-premises sign or other **permanent** on-premises advertising device shall be permitted except as follows:

- a. ~~As permitted in S, SC, T, and F Districts.~~
- b. ~~Two signs for a permitted hotel use or permitted principal non-residential use, neither of which may exceed 20 square feet in area.~~
- c. ~~Two signs announcing the name of an individual multiple dwelling and identifying accessory uses with an aggregate area not exceeding twenty square feet except that multiple dwellings with more than 200 units may have an additional aggregate area of five square feet per 100 units above 100 units, up to a maximum aggregate area of forty square feet. If the Planning Board determines that a central directory is not adequate for identifying an individual exterior entrance to an accessory use, the Board may approve an individual sign displaying the street number and/or name of the occupant and specialty, not exceeding two square feet in area.~~
- d. ~~Two signs in connection with a lawfully maintained principal nonconforming use, not exceeding a total of 20 square feet in area.~~
- e. ~~One sign, not exceeding 20 square feet in area, in connection with the construction, development, conversion or leasing of a new or substantially rehabilitated building.~~

2. ~~All signs permitted in this section shall be subject to the design review process as regulated by §7.03, paragraph 2.~~

a. One sign located in a manner intended to identify the address and/or occupant of the premises not exceeding 1 square foot in area.

b. Two bulletin board or announcement board signs not exceeding 10 square feet in area.

§7.03 - SIGNS IN ~~L, G, I AND O~~ M DISTRICTS

1.-In any M District, no **permanent** on-premises sign or other **permanent** on-premises advertising device shall be permitted except as follows:

~~As permitted in S, SC, T, F, and M Districts.~~

- ~~b. Signs or advertising devices, whether attached to the building or free standing, shall have an aggregate area not exceeding two square feet for each foot of building face parallel or substantially parallel to a street lot line. Where a lot fronts on more than one street, the aggregate sign area facing each street frontage shall be calculated separately.~~
- ~~e. Signs for commercial uses on upper floors of a building may have signage additional to subparagraph b. above, if located at the second floor level, but not exceeding the height limit of 25 feet as stipulated in **§7.00, paragraph 1., subparagraph b.**, at an additional aggregate area of a half a square foot for each foot of building face parallel or substantially parallel to a street lot line. Signage, particularly for office and services uses, preferably should be located on windows or, if not possible, in an architectural element of the facade. In cases where an existing architectural element needs a larger sign background to fill the space, the Planning Board may allow an increase up to 25%; however, the lettering on the sign should not be increased correspondingly.~~
- ~~d. Signs shall not be permitted on building walls not parallel or within 45 degrees of parallel to the street, except for one directional or identification sign not exceeding twelve square feet in area for structures with a single business and not exceeding eighteen square feet in area for structures with more than one business provided that the sign is proportionate to the area of the building wall to which it will be attached. Where such building wall contains the main business entrance or entrances, the Planning Board may allow a larger sign or signs, but in no case shall the aggregate area of such signs exceed two square feet for each linear foot of building face of that wall.~~
- ~~e. For open lot uses, where a calculation of aggregate sign area based upon building face dimensions would result in inequitable deprivation of identification, the Board of Appeals by special permit under **Article IX** may authorize an aggregate sign area up to but not more than one square foot for each foot of street lot line.~~
- ~~f. All window signs, other than temporary identification signs regulated in subparagraph g. below and non-commercial signs regulated by **§7.03, paragraph 2**, shall be subject to the design review process, except that paper or~~

~~similar temporary signs may be installed in a window only if the sign advertises a particular sale or special event and is not a general identification sign for the business or for goods sold or services rendered thereby. Such signs may be displayed in a window for no more than 30 days. The aggregate area of all signs in any window, either temporary or permanent, shall not exceed 30% of the area of such window, and the area of permanent window signs shall be included in the aggregate sign area permitted in subparagraph b. above.~~

~~g. One temporary identification sign for a property or use subject to the design review process specified in **paragraph 2** below or in **§5.09** may be permitted by the Building Commissioner to be displayed during the period from submission of an application to the Building Commissioner to thirty days after the decision of the Planning Board or the Board of Appeals if an appeals is taken, provided that the temporary sign conforms with all dimensional regulations of this By-law, is in fact a temporary sign not involving any substantial expense, and is displayed in a manner which will not deface the building facade or otherwise impinge upon the design review of the proposed sign.~~

~~h. Freestanding signs for gasoline service stations may exceed the dimensional restrictions of **§7.00, paragraph 1, subparagraph e** by a maximum of 10 square feet in area for each face and 7 feet in height, only if the design of the sign incorporates gasoline prices. For all gasoline service stations, no additional price signs shall be displayed on the lot, except for the standard price signs typically affixed to gasoline pumps. No sandwich or cardboard signs, or the like, shall be permitted on the lot, and all temporary signs shall be confined to the windows of the building as permitted by **§7.03, paragraph 1, subparagraph e**.~~

~~i. One "For Sale" or "For Rent" or other sign required for sale or leasing of a commercial or industrial property not exceeding 20 square feet in area and advertising only the premises on which the sign is located; such sign to be removed at once upon rental or sale of property; and, in any case, to remain no longer than a four month period in any calendar year; after which period, permit may be given by the Building Commissioner for an additional four month period upon written application, if need is shown. The sign design and location shall be subject to the approval of the Building Commissioner following guidelines approved by the Planning Board.~~

~~2. All signs permitted in §§ **7.02** and **7.03**, except temporary signs or advertising devices permitted in **§7.03, paragraph 1, subparagraphs f. and g.** or signs permitted in **§7.00, paragraphs 2, 3, and 4**, shall be subject to the following design review process:~~

~~a. The applicant shall submit to the Building Commissioner an application form, plans of the proposed sign, facade alterations, if any, and photographs showing the existing building or site, and such other material as may be required by the~~

~~Building Commissioner or Planning Board.~~

- ~~b. Within five working days, the Building Commissioner shall refer the application and accompanying material to the Planning Board.~~
- ~~c. After its receipt of the application and all required material, the Planning Board shall review the application at its next public meeting for which legal notice can be given. At least seven days before such meeting, the Planning Board shall mail or deliver a notice of the meeting, with a description of such application or a copy thereof, to each elected Town Meeting Member for the precinct in which the property is located, and to those Town Meeting Members of a precinct which is within 200 feet of such property as to which such application has been made. The notice requirements of this section shall be deemed satisfied if such notices are mailed to those individuals whose names appear as Town Meeting Members in the records of the Town Clerk at the addresses as they appear in such records. The Planning Board shall submit its recommendations in writing to the applicant and the Building Commissioner. The recommendations shall be based on the Design Review requirements in §5.09 and such design guidelines as the Planning Board may adopt.~~
- ~~d. Upon receipt of the Planning Board's report or the lapse of thirty days from his referral to the Board without such report, the Building Commissioner may issue a permit for a sign which conforms to the Planning Board's recommendations, if any, the regulations in the Zoning By-law, and such other technical requirements as are within the Building Commissioner's jurisdiction.~~
- ~~e. If the applicant or any other interested party or any citizen of the Town of Brookline does not agree with the recommendations of the Planning Board or other requirements imposed by the Building Commissioner, he may appeal to the Board of Appeals within 30 days through the special permit procedure in Article IX.~~
 - a. As permitted in S, SC, T and F districts.*
 - b. Two signs not exceeding a total aggregate of 20 square feet in area.*
 - c. Dwellings with more than 200 units may have an additional aggregate area of 5 square feet per 100 units above 100 units, up to a maximum aggregate area of 40 square feet.*

§7.04 – ~~ILLUMINATION~~ **SIGNS IN I, G, L AND O DISTRICTS**

1. In any I, G, L and O Districts, no **permanent** on-premises sign or other **permanent** on premises advertising devices shall be permitted except as follows: ~~districts, all lighting shall be installed and maintained so that no direct light or glare shines on~~

~~any street or nearby property.~~

- ~~2. In all districts no neon type or exposed gas illuminated tube type of sign which is red, yellow, or green shall be located within 100 feet of a traffic signal unless it is shielded from the line of sight of any driver of a motor vehicle approaching the traffic signal.~~
- ~~3. In any residence district no sign or other advertising device shall be of the neon type or exposed gas illuminated tube type; and any lighting of a sign or other advertising device shall be continuous, indirect white light installed in a manner that will prevent direct light from shining onto any street or nearby property. In S, SC, T, and F Districts no sign or advertising device shall be illuminated after 11 p.m. local time.~~
- ~~4. In an S, SC, T, F, M-0.5, M-1.0, or M-1.5 District no outdoor floodlighting or decorative lighting shall be permitted except lighting primarily designed to illuminate walks, driveways, doorways, outdoor living areas, or outdoor recreational facilities and except temporary holiday lighting in use for no longer than a four-week period in any calendar year, except that decorative floodlighting of institutional or historic buildings may be permitted by the Board of Appeals by special permit. Any permanent lighting permitted by the preceding sentence shall be continuous, indirect, white light, installed in a manner that will prevent direct light from shining onto any street or nearby property.~~

a. As permitted in S, SC, T, F and M districts

b. Signs on upper floors of a building may have signage additional to §7.01(h), above, if located at the second floor level, but not exceeding the height limit of 25 feet as stipulated in §7.01(c), at an additional aggregate area of a half a square foot for each foot of building face parallel or substantially parallel to a street lot line.

c. One sign not parallel or within 45 degrees of parallel to a street, not exceeding twelve square feet in area for structures with a single business and not exceeding eighteen square feet in area for structures with more than one business provided that the sign is proportionate to the area of the building wall to which it will be attached. Where such building wall contains the main business entrance or entrances, the Planning Board may allow a larger sign or signs, but in no case shall the aggregate area of such signs exceed two square feet for each linear foot of building face of that wall.

§7.05 – NON CONFORMANCE OF ACCESSORY SIGNS *TEMPORARY SIGNS*

1. In all districts, no **temporary** on-premises sign or other **temporary** on-premises advertising device shall be permitted except as follows:~~Accessory signs or other~~

~~advertising devices legally erected may continue to be maintained, subject to the provisions of §5.83 of the Town of Brookline Sign By law (Article 5.8); provided, however, that no such sign or other advertising device shall be permitted if it is enlarged, reworded (other than in the case of theatre or cinema signs or signs with automatically changing messages) redesigned or altered in any way including repainting in a different color, except to conform to the requirements of this By law; and provided further that any such sign or other advertising device which has deteriorated to such an extent that the cost of restoration would exceed thirty five percent of the replacement cost of the sign or other advertising device at the time of the restoration shall not be repaired or rebuilt or altered except to conform to the requirements of this By law. Any exemption provided in this **Article VII** shall terminate with respect to any sign or other advertising device which:~~

- ~~1. shall have been abandoned;~~
- ~~2. advertises or calls attention to any products, businesses or activities which are no longer sold or carried on at the particular premises; or~~
- ~~3. shall not have been repaired or properly maintained within thirty days after notice to that effect has been given by the Building Commissioner.~~

- a. The design and location of all temporary signs attached to or associated with a commercial property or use shall be subject to the approval of the Building Commissioner following guidelines approved by the Planning Board.*
- b. Except as provided in Section 7.07 b., the Building Commissioner may approve temporary signs attached to or associated with a commercial property or use for no more than a four month period in any calendar year.*
- c. Temporary signs associated with a non-commercial property, dwelling or use not exceeding 12 square feet may be placed in all districts.*
- d. Signs related to an event on a specific date or dates shall be removed within 7 days after the event.*

§7.06 - ~~REGULATED FAÇADE ALTERATIONS~~ ILLUMINATION

1. In all districts, no sign shall be illuminated except as follows: ~~A regulated facade shall include:~~
 - ~~a. commercial building facades in all districts; and~~
 - ~~b. residential building facades on lots with frontage on Beacon Street, Boylston Street, Brookline Avenue, Commonwealth Avenue, Harvard Street, or Washington Street, with the exception of buildings on lots located in S, SC, T,~~

~~and F districts.~~

- ~~c. Conversion of attic or basement space in Single Family and Two Family Residential Dwellings where exterior modifications beyond that required by the State building code are made.~~
- ~~2. A regulated alteration shall be defined as any change in the visual appearance of the facade including the blocking of the view through a street level window and any change in door or window style, unless such change consists of an exact replication in terms of size, color, location and detail of the replaced element. A regulated alteration shall also include installation of a fence, wall or driveway.~~
- ~~3. All regulated facade alterations shall be subject to the design review process of §7.03, paragraph 2.~~

- a. In any residence district, no sign shall be of the neon type or exposed gas-illuminated tube type; and any lighting of a sign shall be continuous, indirect white light installed in a manner that will prevent direct light from shining onto any street or nearby property. In S, SC, and T Districts no sign shall be illuminated after 11 p.m.*
- b. In an S, SC, T, M-0.5, M-1.0, or M-1.5 District, no outdoor floodlighting or decorative lighting shall be permitted except lighting primarily designed to illuminate walks, driveways, doorways, outdoor living areas, or outdoor recreational facilities.*
- c. New internally illuminated signs in L, G, I and O Districts may be illuminated via low intensity LED light bulbs from 5 am until 11 pm; or ½ hour past the close of business, whichever is later. In the case of a business that operates 24 hours per day; internally illuminated signs shall be dimmed between the hours of 11 pm and 5 am. Signs shall be installed with an automatic timer to comply with this Section.*

§7.07 – EXCEPTIONS TO THE ABOVE

- 1. Signs in all districts shall comply with this section of the By-Law except as follows:*
 - a. In cases where an attached sign size larger than permitted in this Article VII is appropriate because of the size of a natural space for a sign on a facade or because of other architectural features of a building, a larger attached sign up to but not more than 25% larger than permitted by the specific regulations in this Article may be*

allowed by the Planning Board in accordance with the procedures of §7.01(h) only if such an increase is necessary to fill the most appropriate sign area on the building and the sign location is a proper one for an oversized sign. No lettering or other advertising message shall be placed in the additional sign area authorized by this paragraph. The increase of the background up to 25% shall not in any event permit an increase in the size of the lettering had the background increase not been permitted.

- b. Upon the expiration of the initial four month period for a temporary sign for a commercial property or use, the Building Commissioner may permit a temporary sign for an additional four month period upon written application, if need is shown.*
- c. Additional temporary signs on a construction or development site may be allowed by special permit of the Board of Appeals which shall specify limits on the size and number of signs and the length of time to be maintained.*
- d. Permanent decorative floodlighting of institutional or historic buildings may be permitted by the Board of Appeals by special permit. Any permanent lighting permitted by the preceding sentence shall be continuous, indirect, white light, installed in a manner that will prevent direct light from shining onto any street or nearby property.*

§7.08 – DESIGN REVIEW PROCEDURES

All permanent signs permitted in §7.02, 7.03 and 7.04, except signs permitted in paragraph 7.02(a) shall be subject to the following design review process:

- a. The applicant shall submit to the ~~Building Commissioner~~ Planning Department an application form, plans of the proposed sign, facade alterations, if any, and photographs showing the existing building or site, and such other material as may be required by the Building Commissioner or Planning Board.*
- b. Within ~~five~~ 10 working days, the ~~Building Commissioner~~ Planning Department shall refer the application, its recommendations and accompanying material to the Planning Board.*

- c. After its receipt of the application and all required material, the Planning Board shall review the application at its next public meeting for which legal notice can be given. At least seven days before such meeting, the Planning Board shall mail or deliver a notice of the meeting, with a description of such application or a copy thereof, to each elected Town Meeting Member for the precinct in which the property is located, and to those Town Meeting Members of a precinct which is within 200 feet of such property as to which such application has been made. The notice requirements of this section shall be deemed satisfied if such notices are mailed and/or emailed to those individuals whose names appear as Town Meeting Members in the records of the Town Clerk at the addresses as they appear in such records. The Planning Board shall submit its recommendations in writing to the applicant and the Building Commissioner. The recommendations shall be based on the provisions of this Section of the Zoning By-law, the community and Environmental Impact and Design Standards in §5.09 and such design guidelines as the Planning Board may adopt.*
- d. Upon receipt of the Planning Board's report or the lapse of thirty days from his referral to the Board without such report, the Building Commissioner may issue a permit for a sign which conforms to the Planning Board's recommendations, if any, the regulations in the Zoning By-law, and such other technical requirements as are within the Building Commissioner's jurisdiction.*
- e. If the applicant or other aggrieved party does not agree with the recommendations of the Planning Board or other requirements imposed by the Building Commissioner, he may appeal to the Board of Appeals within 30 days through the special permit procedure in Article IX.*

§7.09 – NON-CONFORMANCE OF SIGNS

Signs legally erected may continue to be maintained, subject to the provisions of § 5.83 of the Town of Brookline Sign By-law (Article 5.8); provided, however, that no such sign shall be permitted if it is enlarged, reworded (other than in the case of theatre or cinema signs or signs with automatically changing messages) redesigned or altered in any way including repainting in a different color, except to conform to the requirements of this By-law; and provided further that any such sign which has deteriorated to such an extent that the cost of restoration would exceed thirty-five percent of the replacement cost of the sign at the time of the restoration shall not be repaired or rebuilt or altered except to conform to the requirements of this By-law. Any exemption provided in this Article VII shall terminate with respect to any sign which:

- 1. has been abandoned;*

2. *advertises or calls attention to any products, businesses or activities which are no longer sold or carried on at the particular premises; or*
3. *has not been repaired or properly maintained within thirty days after notice to that effect has been given by the Building Commissioner.*

Aye: Nancy Daly, Neil Wishinsky, Benjamin J. Franco, Nancy Heller, Bernard Greene

Article 19 Transit Overlay Parking District - held

Article 21 Manned Aircraft Regulations

On motion it was,

Voted 5-0 favorable action on the Planning Board's recommendation:

To see whether the Town will amend Section 4.07 of the Town's Zoning By-law, Table of Use Regulations, by adding Use # 51A, to prohibit commercial and non-commercial manned aircraft landing areas, including on structures, in all residential districts in the Town, and to allow such landing areas in non-residential districts by Special Permit only.

Aye: Nancy Daly, Neil Wishinsky, Benjamin J. Franco, Nancy Heller, Bernard Greene

Article 32 Resolution – Funding Defense of Housing Appeals - held

Article 17 Zoning By-Law EV Charging Stations -held

Article 18 Resolution State Code for EV Charging Stations – held

Article 28 DICR Amendments

On motion it was,

Voted 5-0 favorable action on Article 28 with the revisions offered by Ernie Frey

To see if the Town will amend Articles 3.14, 3.15, 5.5 and 10.2 of the General By-laws as follows

(language to be deleted is shown as stricken, and new language is underlined):

ARTICLE 3.14

**COMMISSION FOR DIVERSITY, INCLUSION AND COMMUNITY
RELATIONS**
**COMMISSION AND OFFICE
OF DIVERSITY, INCLUSION AND COMMUNITY
RELATIONS**

SECTION 3.14.1 ESTABLISHMENT AND PURPOSE

This ~~by-law~~By-law establishes the Commission for Diversity, Inclusion, and Community Relations **Commission** (~~the~~ “Commission” or “CDICR”) and the Office of Diversity, Inclusion, and Community Relations Department (~~the~~ “Office” or “ODICR”).

Valuing diversity and inclusion in and for the Brookline community, the Commission, in coordination with the Office, aims to support a welcoming environment by encouraging cooperation, tolerance, and respect among and by all persons who come in contact with the Town of Brookline (“the Town”), including residents, visitors, persons passing through the Town, employers, employees, and job applicants, and by advancing, promoting and advocating for the human and civil rights of all through education, awareness, outreach and advocacy.

The Purpose of the Commission and the goal of the Town shall be to strive for a community characterized by the values of inclusion. The Town believes that inclusion will provide opportunities and incentives to all who touch Brookline to offer their energy, creativity, knowledge, and experiences to the community and to all civic engagements, including town government; and that inclusion is, therefore, a critically important government interest of the Town.

Inclusion is defined as actively pursuing goals of including, integrating, engaging, and welcoming into the community all persons who come in contact with the Town regardless of their race, color, ethnicity, gender, sexual orientation, gender identity or expression, disability, age, religion, creed, ancestry, national origin, military or veteran status, genetic information, marital status, receipt of public benefits (including housing subsidies), or family status (e.g., because one has or doesn't have children) (herein, “Brookline Protected Classes”).

In striving to achieve the goal of inclusion, the Commission shall be guided by the following general principles: (1) the foundation of community is strong and positive community relations among and between all groups and individuals in the community, regardless of their membership in a Brookline Protected Class; (2) **that** the substance of community is the recognition of human rights principles as applicable to all

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persons who come in contact with the Town; (3) **that** justice in a community requires, at a minimum, monitoring and enforcing civil rights laws as they apply to all persons who come in contact with the Town; and (4) **that** the commitment of the Town to these principles requires vigorous affirmative steps to carry out the word and spirit of the foregoing.

The Commission shall consist of fifteen (15) residents of the **Town – who Town, who** shall be called Commissioners.

Commissioners shall be appointed by the Board of Selectmen (~~the~~ “**BOSBoS**”) and shall hold office for a period of not more than three (3) years ~~except that of the fifteen (15) Commissioners first appointed; five or 1/3 of the total shall be appointed for one (1) year, five or 1/3 of the total shall be appointed for two (2) years, and five or 1/3 of the total shall be appointed for three (3) years. The~~ with terms of office of the Commissioners shall expire expiring on August 31 of the ~~an~~ appropriate year in a staggered manner so that approximately one-third (1/3) of the terms of the Commissioners will expire each year. A Commissioner whose term is expiring is expected to submit their renewal application to the BoS not later than August 1 of the expiration year. The term of a Commissioner who does not submit a renewal application in a timely manner shall expire on August 31 of that year. The term of a Commissioner who submits a timely renewal application shall then be extended until notified by the Town Administrator that the renewal application has been acted upon. If the application is denied, the term of that Commissioner shall expire five days after the date of the denial letter. If the application is approved, the term shall expire on August 31 of the year specified in the approval letter. The **BOSBoS** may appoint additional non-voting associate (~~bylaw §3.1.5~~) members (**Section 3.1.5**) as it determines to be necessary, which may include youth or persons who do not reside in Brookline, but have a substantial connection to Brookline, or to the Brookline Public Schools. The **BOSBoS** shall select one of its members to serve *ex officio* as a nonvoting member of the Commission. A quorum of the Commission shall consist of a majority of the serving members on the Commission, with a minimum of six.

The **BOSBoS** shall seek a diverse and inclusive group of candidates for the Commission, which may include youth. Candidates for Commissioner shall be qualified for such appointment by virtue of demonstrated relevant and significant knowledge, life experience, or training. The composition of the Commission shall include persons with the types of such knowledge, experience, or training as is necessary to enable the Commission to perform the duties assigned to it by this By-law. All Commissioners shall serve without compensation.

In the event of ~~the~~ discontinuance of the service of a Commissioner due to death or resignation, such Commissioner’s successor shall be appointed to serve the unexpired period of the term of said Commissioner. The Commission may recommend to the **BOSBoS** candidates to fill such vacancies. **The current Human Relations/Youth**

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Resources Commission shall be dissolved at the time that appointments are made for the Commission established by this Bylaw. However, the current Human Relations/Youth Resources Commissioners may be considered for appointment to the new Commission.

SECTION 3.14.2 APPOINTMENT, ROLES AND RESPONSIBILITIES OF THE DIRECTOR AND CHIEF DIVERSITY OFFICER

There shall be **an Office of** Diversity, Inclusion and Community Relations **Office** (the "Office"), which shall be a unit of the Selectmen's Office, **and led by . The Town Administrator, after consultation with the Commission, shall recommend to the BOS for appointment** a professional in the field of human relations or similar relevant field of knowledge, who shall be known as the Director of the **Office of** Diversity, Inclusion and **Community Relations Office** (the "Director"), and **and** that person shall also serve as the Chief Diversity Officer ("CDO") for the Town. **In the event of a vacancy in the position of Director, the Town Administrator, after consultation with the Commission, shall recommend to the BoS a replacement with appropriate qualifications.**

The Director shall offer professional and administrative support to the Commission in the administration of its functions and policies under this By-law or any other By-law giving the Commission responsibilities. If needed, the Director shall ask for additional assistance to carry out **that person's the Director's** duties. The Office shall be physically situated in whatever department the Town Administrator determines would **be easiest to most easily** provide the Director any such assistance.

The Director shall be a Department Head/Senior Administrator and shall report to the Town Administrator. The Director/CDO may bring a matter directly to the attention of the **BOSBoS** in the event that person believes, in their professional judgment, that a particular situation so warrants. The CDO **may attend meetings held by the Town Administrator with Department Heads and** shall work with the Human Resources Office to promote diversity and inclusion.

The CDO shall serve in the role of ombudsperson to provide information and guidance and dispute resolution services to all persons who come in contact with the Town who feel that they have been discriminated against or treated unfairly due to their membership in a Brookline Protected Class, **or** in relation to Fair Housing or Contracting issues, interactions with businesses or institutions in the Town, or interactions with the Town and/or employees of the Town.

The CDO shall be responsible, with the advice and counsel of the Commission, the Human Resources Director, and the Human Resources Board, for the preparation and submission to the **BOSBoS** of a recommended diversity and inclusion policy for the Town, including equal employment opportunity and affirmative action, and recommended implementation procedures. The diversity and inclusion policy shall

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address hiring, retention, and promotion, and steps to ensure a work environment that is friendly to diversity and inclusion.

The CDO shall respect the rights to privacy and confidentiality of all individuals to the fullest extent required by law. The CDO may attempt to mediate disputes/complaints and/or to refer such complainants to the Massachusetts Commission Against Discrimination, the Equal Employment Opportunity Commission, the Office of Town Counsel, or such other body as the CDO deems appropriate. The Director/CDO **willshall** report on these incidents to the Commission in terms of issues and trends but shall show full respect for the rights to privacy and confidentiality of the individuals involved to the fullest extent required by law. In the event that a person who comes in contact with the Town, except for employees of the Town, chooses to bring a complaint to the Commission after **having soughtseeking** the services of the CDO in said officer's role as an ombudsperson, the Director/CDO may discuss the case in general terms with the Commission (see **sectionSection** 3.14.3(A)(v)).

The CDO shall also serve as an ombudsperson for employees of the Town if they feel they have been discriminated against or treated unfairly on the basis of membership in a Brookline Protected Class. The CDO may attempt to mediate such disputes or refer such employees to the Human Resources Office, the Massachusetts Commission Against Discrimination, the Equal Employment Opportunity Commission, their union representative, and/or such other body that the CDO deems appropriate. The Director/CDO shall hold all such Town/ employee matters in confidence and shall respect the privacy rights of any such individuals but may discuss **with the Commission**, in general terms, the problems or issues that such individual cases suggest **with the Commission**, provided, however, that **there is no ongoing or threatened litigation concerning the matter, and** doing so does not violate any person's rights to privacy.

SECTION 3.14.3 POWERS AND DUTIES OF THE COMMISSION

(A) To implement the Mission of the Commission and the Office, the Commission, with the assistance of the Director and the Director's staff, shall have the following responsibilities:

- (i) Strive to eliminate discriminatory barriers to jobs, education, and housing opportunities within the Town and work to increase the capacity of public and private institutions to respond to discrimination against individuals in the Town based on their membership in a Brookline Protected Class;
- (ii) Enhance communications across and among the community to promote awareness, understanding and the value of cultural differences, and create common ground for efforts toward public order and social justice;

(iii) Work with the BOSBoS, the Town's Human Resources Office, the School Committee, and other Town departments, commissions, boards, and committees to develop commitments and meaningful steps to increase diversity and inclusion, and awareness, of and sensitivity to civil and human rights in all departments and agencies of Town government;

(iv) Provide advice and counsel to the CDO on the preparation of a diversity and inclusion policy for recommendation to the BOSBoS, including equal employment opportunity and affirmative action procedures, or amendments or revisions thereto; and make suggestions, through the CDO to the Human Resources Director, the Human Resources Board, and the School Committee on the implementation of the diversity and inclusion policy;

(v) Receive Complaints Against the Town: **Receive complaints**, directly or through the CDO, against the Town, its employees, agencies, or officials concerning allegations of discrimination or bias from all persons who come in contact with the Town, except Town employees (see sectionSection 3.14.2), and after notifying the Town Administrator, review and summarize the complaint **as well as any** and issues of concern to the Commission, without investigating or making determinations of fact, or drawing any legal conclusions, concerning allegations of discrimination or bias against a member of a Brookline Protected Class, by any Town agency, Town official or employee. The Commission/CDO, may in addition (1) present its summary and concerns to the Town Administrator and the **BOSBoS** for consideration of further action and/or (2) provide the complainant with information on **theircomplainant's** options to bring proceedings at the Massachusetts Commission on Against Discrimination or other appropriate federal, state, or local agencies. This **bylawBy-law** does not preclude any complainant from alternatively or additionally using other complaint procedures, such as the Police Department's Citizen Complaint Procedure or the Human Resources Office's procedures;

(vi) Receive Complaints Against the Public Schools of Brookline: **Receive complaints**, directly or through the CDO, against the Public Schools of Brookline, its employees, agencies, or officials concerning allegations of discrimination or bias from all persons who come in contact with the Schools, except school employees, and, after notifying the Superintendent of Schools, the Assistant Superintendent for Human Resources, and/or the School Committee of the complaint, review and summarize the complaint **as well as** and any issues of concern to the Commission, without investigating or making determinations of fact or drawing any legal conclusions, concerning allegations of discrimination or bias against a member of a Brookline Protected Class, by any School official or employee. The Commission/CDO, may in addition (1) present its summary and concerns to the School Superintendent and/or the School Committee for consideration of further action and/or (2) provide the complainant with information on **theircomplainant's** options regarding dispute resolution and the boards, agencies, or courts to which the complainant may file a complaint. The Public Schools of Brookline are encouraged to engage the expertise

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and/or resources of the CDO/Commission when pursuing resolution of any such complaints and/or when revising policies and procedures relative to diversity and inclusion.

(vii) **Receive** Other Complaints: **Receive complaints**, according to procedures developed by the Commission and **as** approved by the **BOSBoS**, and initiate preliminary review of the facts, without drawing any legal conclusions, from any person who comes in contact with the Town, concerning allegations of discrimination or bias against a member of a Brookline Protected Class. The Commission shall also have the authority, in its discretion, to take one or more of the following actions:

(1) Provide the complainant with information about **theircomplainant's** options to bring proceedings at the Massachusetts Commission on **Against** Discrimination or other appropriate federal, state, or local agency;

(2) Refer the complainant and any other parties to the complaint to the CDO acting as ombudsperson or to a local or regional mediation service;

(3) Present any results of preliminary review of the alleged facts to the Town Administrator and/or the **BOSBoS**, in an appropriate case, for action;

(viii) The Commission shall develop, to the extent permissible by law, a log for the complaints referred to in subsections (v), **(vi)** and **(vii)** above, provided that such publication contains public record information only and does not violate anyone's right to privacy, and the Commission shall compile and maintain statistical records regarding the nature of complaints, types of incidents, number and types of complaints, and other pertinent information, without identifying specific individuals, and include such information in the Annual **R**eport filed with the Board pursuant to Section **3.14.43.14.6** of this By-law.

(ix) Develop official forms for the filing of complaints under paragraphs (v) and (vi) above and also procedures for the receipt **of such complaints** and follow-up by the Commission **of such complaints**;

(x) Carry out the responsibilities and duties given to the Commission by rules or regulations, if any, promulgated under Section 3.14.4 of this **BylawBy-law** in relation to **its** Fair Housing responsibilities, as authorized by law, under **By-LawBy-law** 5.5;

(xi) With respect to any complaints or patterns of complaints involving the civil or human rights of any persons who come in contact with the Town, work with the CDO, in such officer's role as ombudsperson, to facilitate **necessary** changes that will reduce and eliminate violations of rights;

(xii) Institute and assist in the development of educational programs to further community relations and understanding among all persons in the Town, including

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Town employees;

(xiii) Serve as an advocate for youth on issues arising in the schools and the community, concerning diversity and inclusion, and encourage public and private agencies to respond to those youth needs.

(B) To carry out the foregoing responsibilities, the Commission is authorized to work with community organizations, government and nonprofit agencies, educational institutions, persons with relevant expertise, and others to:

(i) Develop educational programs and campaigns to increase awareness of human and civil rights, advance diversity and inclusion, eliminate discrimination, and ensure that the human and civil rights of all persons are protected and assist in the development of educational programs to further community relations and understanding among all people, including employees of all departments and agencies within the Town;

(ii) Conduct or receive research in the field of human relations and issue reports and publications on its findings or, where appropriate, submit local or state-wide proposed legislation, after approval by the **BOSBoS** and review by Town Counsel, to further human and civil rights of all persons who come in contact with the Town, provided that the Commission shall evaluate all such research conducted or received for its relevance~~y~~ and validity and for its openness to diverse viewpoints and perspectives;

(iii) Receive and review information on trends and developments in youth research, services, and programs, both generally and as they relate to youth who are members of a Brookline Protected Class, and consider the applicability of such research, services, or programs to Brookline, provided that the Commission shall evaluate all such research conducted or received for its relevance~~y~~ and validity and for its openness to diverse viewpoints and perspectives;

(iv) Do anything else deemed appropriate in the furtherance of its general duties and that are not inconsistent with its Mission, the State Constitution and laws, or the Town By-laws.

(C) **On a bi-annual basis**~~At least every two years~~, prepare written organizational goals for the Commission (~~the~~ “Commission's Goals”) that are (i) specific, (ii) measurable, (iii) attainable with the resources and personnel of the Commission, (iv) relevant to the mission of the Commission, (v) **time bound**~~designated~~ as either short term or long term, and (vi) capable of being evaluated on a continuing basis and at the next goal setting point. The Commission’s Goals shall be submitted to the **BOSBoS** at a public meeting and posted on the Town’s website. The Commission shall receive and consider the comments of the **BOSBoS** at the public meeting and shall also receive and consider written comments from the community on the Commission’s Goals.

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In order to carry out the purposes and provisions of this **Bylaw****By-law**, the Commission, with the approval of the **BOS****BoS**, after review by the Town Counsel, shall adopt procedural rules and regulations as necessary to guide it in carrying out its responsibilities. Such rules and regulations shall require that actions by the Commission be taken by a quorum or larger vote of the Commissioners and shall include procedures for holding regular public meetings, including at least one public hearing annually to apprise the public on the status of civil rights, diversity, inclusion and community relations in the Town and to hear the concerns of the public on those issues; **and, The Commission may also** establish procedures and rules and regulations to carry out its responsibilities with respect to Fair Housing, **with the approval of the BOS, after review by Town Counsel**. Such rules and regulations may **also****further** provide for the governance of the Commission with respect to matters such as the appointments of **sub**committees as necessary to deal with specific community issues or concerns.

SECTION 3.14.5 INFORMATION, COOPERATION, AND DIALOGUE

The **Commission shall notify the** Town Administrator **shall be notified** of all complaints **that the Commission receives****it records**. In the event that such complaints fall within the purview of the Superintendent of Schools, the Superintendent shall also be notified. All departments and agencies in the Town shall cooperate fully with the Commission's reasonable requests for information concerning such complaints and when appropriate engage with the Commission in a dialogue on them. All such requests and dialogue shall respect and protect, to the fullest extent possible, the privacy of all involved and shall comply with all local, state and federal laws.

The Director of Human Resources shall annually present a report to the Commission concerning the Town's statistics on employment diversity in Town departments and staff, as well as the efforts of the Town to increase the employment diversity of Town departments and staff. The School Superintendent and the Library Director, or their designees, shall annually provide a report to the Commission on their statistics on employment diversity, including but not limited to the most recently completed EEO-5 form. The Police Chief shall **annually** present a report to the Commission on other police matters that touch on the Commission's mission. The Commission may respond to such reports through dialogue and/or through written reports; and all Town departments, including the Brookline Public Schools, are encouraged to cooperate with the Commission as it reasonably requests.

SECTION 3.14.6 REPORT

With the assistance of the Director, the The Commission shall submit an annual report to the **BOS****BoS**, the School Committee, and the Board of Library Trustees, detailing its activities and the results thereof. **The Annual Report****This report** shall include (i) a review of the implementation of the diversity and inclusion policy by the Town, (ii) the Commission's Goals and a report on the extent to which the goals have

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been achieved to that point, (iii) a review of reports received by the Commission from the Director of Human Resources, the School Superintendent, the Library Director, and other Town departments or agencies, (iv) a narrative discussion of any impediments to the **implementation and** achievement of the Commission's Goals and **the implementation of the** diversity and inclusion policy, and (v) recommendations of ways that such impediments could be removed. A synopsis of such report shall be published as part of the Annual Report of the Town.

SECTION 3.14.7 FIVE YEAR REVIEW

Beginning no later than July 1, 2019 and at least every five years thereafter, the Commission shall review this **BylawBy-law** and any other related Town by-laws, in consultation with other pertinent departments, and **suggestpropose** changes if necessary, **by preparation of appropriate Warrant Articles for consideration by Town Meeting.**

SECTION 3.14.8 SEVERABILITY

The provisions of this **BylawBy-law** shall be deemed to be severable. Should any of its provisions be held to be invalid or unconstitutional, the remainder of this **Bylaw** shall continue to be in full force and effect.

SECTION 3.14.9 RESOLUTION OF CONFLICTING PROVISIONS

References in Bylaws adopted prior to May 2014 to the Human Relations/Youth Resources Commission and the Human Relations/Youth Resources Department henceforth shall be interpreted as referring to the Diversity, Inclusion and Community Relations Commission and Office, respectively. In case of any conflict between this **BylawBy-law** and other **BylawsBy-laws**, the Provision(s) last adopted by Town Meeting shall prevail.

SECTION 3.14.10 APPLICATION OF THIS **BYLAWBY-LAW**

To the extent that~~Should~~ any remedies in this **BylawBy-law** conflict with grievance or dispute resolution procedures in collective bargaining agreements with **Town employees****the Town's unions**, the provisions of the collective bargaining agreements shall apply **so long as all members of Brookline Protected Classes are protected.**

ARTICLE 3.15

HUMAN RESOURCES PROGRAM, BOARD AND OFFICE

SECTION 3.15.1 PURPOSE AND INTENT

The purpose of this bylaw is to ensure the establishment of fair and equitable Human Resources policies for the Town of Brookline and its employees; and to provide a system of Human Resources administration that is uniform, fair, and efficient and

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which represents the mutual interests of the citizens of the Town and the employees of the Town.

SECTION 3.15.2 HUMAN RESOURCES PROGRAM TO BE CONSISTENT WITH ACCEPTED MERIT PRINCIPLES AND APPLICABLE STATE AND FEDERAL LAWS

The Town of Brookline Human Resources program shall be consistent with all applicable State and Federal Laws and with well accepted merit principles, which include, but are not limited to:

[...]

(g) In cooperation with the **Department of Human Relations- Youth Resources****Office of Diversity, Inclusion and Community Relations, and the Commission for Diversity, Inclusion and Community Relations**, striving for diversity in the Town workforce by, among other things, adhering to the Town's affirmative action guidelines, and generally assuring an environment throughout Town government that fosters community relations, mutual respect, understanding and tolerance.

**ARTICLE 5.5
FAIR HOUSING BY-LAW**

SECTION 5.5.1 POLICY OF THE TOWN OF BROOKLINE

It is hereby declared to be the policy of the Town of Brookline ("**Town**") that **each individual regardless of race, color, creed, religion, sex, handicap, children, marital status, sexual orientation, source of income, military status, age, ancestry gender identity or gender expression, and/or national originall members of Brookline Protected Classes, as defined in Section 3.14.1 of this By-law**, shall have equal access to housing accommodations within the Town. Further, it is the policy of the Town to encourage and bring about mutual understanding and respect among all **individualspersons** in the Town by the elimination of prejudice and discrimination in the area of housing.

SECTION 5.5.2 EXERCISE OF POLICE POWER

This **by-lawBy-law** shall be deemed an exercise of the police power of **saidthe** Town for the protection of **the** public welfare, prosperity, health and peace of its people.

SECTION 5.5.3 DEFINITION OF TERMS

"Commission" means the Town's **of Brookline Human Relations Youth Resources****Commission for Diversity, Inclusion and Community Relations****Commission**, its agents and employees.

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To "discriminate" **includes means** to design, promote, implement or carry out any policy, practice or act which by design or effect segregates, separates, distinguishes or has a disproportionate impact **according to race, color, creed, religion, sex, handicap, children, marital status, sexual orientation, receipt of rental housing assistance or other public assistance, military status, age, ancestry gender identity or gender expression, and/or national origin one or more members of Brookline Protected Classes.**

"Person" **includes means** one or more individuals, partnerships, associations, corporations, legal representatives, trustees, trustees in bankruptcy, receivers and the Town of Brookline and all boards, commissions, offices, and agencies thereof.

"Housing Accommodation" **includes means** any building or structure or portion thereof or any parcel of land, developed or undeveloped, which is occupied or to be developed for occupancy as the home, or residence for one or more persons.

"Handicap" means any condition or characteristic that renders a person an individual with handicaps as defined in Title 24, Part 8.3 of the Code of Federal Regulations (53 FR 20233, June 2, 1988) as follows: "Disability", which includes the term "Handicap", is any person's physical or mental impairment that substantially limits one or more major life activities, or is regarded as having such an effect or having had such an effect. ..the term does not include any individual who is an alcoholic or drug abuser whose current use of alcohol or drugs prevents the individual from participating in the program or activity in question, or whose participation, by reason of such current alcohol or drug abuse, would constitute a direct threat to property or the safety of others.

"Age" includes any duration of time since an individual's birth of greater than 40 years.

SECTION 5.5.4 UNLAWFUL HOUSING PRACTICES

It shall be an unlawful housing practice:

(a) for any owner, lessee, sub-lessee, assignee, managing agent, real estate agent, or other person having the right to sell, rent, lease, or manage a housing accommodation or an agent of any of those:

1. to discriminate or directly or indirectly make or cause to be made any written or oral inquiry concerning the **race, color, creed, religion, sex, handicap, children, marital status, sexual orientation, military status, age, ancestry gender identity or gender expression, and/or national origin membership in a Brookline Protected Class** of any prospective purchaser, occupant, or tenant of such housing accommodations;

2. to discriminate or directly or indirectly to refuse to sell, rent, lease, let or otherwise deny to or withhold from any **individual person**, such housing accommodation because

of race, color, creed, religion, sex, handicap, marital status, children, sexual orientation, receipt of rental housing assistance or other public assistance, military status, age, ancestry gender identity or gender expression, and/or national origin**membership in a Brookline Protected Class;**

3. to discriminate or to directly or indirectly print or publish or cause to be printed or published, circulated, broadcasted, issued, used, displayed, posted, or mailed any written, printed, painted or oral communication, notice or advertisement relating to the sale, rental, lease or let of such housing accommodation which indicates any preference, denial, limitation, specification, qualification, or discrimination, **based upon race, color, creed, religion, sex, handicap, children, marital status, sexual orientation, receipt of rental housing assistance or other public assistance, military status, age, ancestry gender identity or gender expression, and/or national origin****because of membership in a Brookline Protected Class;**

4. to directly or indirectly discriminate against any person because of **race, color, creed, religion, sex, handicap, children, marital status, sexual orientation, receipt of rental housing assistance or other public assistance, military status, age, ancestry gender identity or gender expression, and/or national origin****membership in a Brookline Protected Class** in the terms, conditions or privileges of the sale, rental, lease, or let of any such housing accommodation or in the furnishing of facilities or services in connection therewith.

(b) for any person to whom application is made for a loan or other form of financial assistance for the acquisition, construction, rehabilitation, repair or maintenance of any housing accommodation, whether secured or unsecured:

1. to discriminate or to directly or indirectly make or cause to be made any written or oral inquiry concerning the **race, color, creed, religion, sex, handicap, children, marital status, sexual orientation, military status, age, ancestry gender identity or gender expression, and/or national origin****membership in a Brookline Protected Class** of any **individual****person** seeking such financial assistance, or of existing or prospective occupants or tenants of such housing accommodation;

2. to discriminate directly or indirectly in the terms, conditions or privileges relating to the obtaining or use of any such financial assistance because of **race, color, creed, religion, sex, handicap, children, marital status, sexual orientation, receipt of rental housing assistance or other public assistance, military status, age, ancestry gender identity or gender expression, and/or national origin****membership in a Brookline Protected Class;**

3. to discriminate or to directly or indirectly deny or limit such application for financial assistance on the basis of an appraiser's evaluation, independent or not, of the property or neighborhood under consideration, when such evaluation is based on **race, color, creed, religion, sex, handicap, children, marital status, sexual orientation,**

receipt of rental housing assistance or other public assistance, military status, age, ancestry gender identity or gender expression, and/or national originmembership in a Brookline Protected Class.

(c) for any person, agent, firm, corporation or association whether or not acting for monetary gain, to directly or indirectly induce, attempt to induce, prevent or attempt to prevent the sale, purchase, rental, or letting of any housing accommodation by:

1. implicit or explicit representations regarding the existing or potential proximity of real property owned, used or occupied by **persons of any particular race, color, creed, religion, sex, handicap, marital status, sexual orientation, receipt of rental housing assistance or other public assistance, military status, age, ancestry gender identity or gender expression, and/or national origin, or the presence of children a member or members of a Brookline Protected Class.**

2. implicit or explicit representations regarding the effects or consequences of any such existing or potential proximity including, but not limited to, the lowering of property values, an increase in criminal or antisocial behavior, or a decline in the quality of schools or other facilities;

3. implicit or explicit false representations regarding the availability of suitable housing within a particular neighborhood or area, or failure to disclose or offer to show all properties listed or held for sale, rent, lease, or let within a requested price range, regardless of location, on the basis of **race, color, creed, religion, sex, handicap, children, marital status, sexual orientation, receipt of rental housing assistance or other public assistance, military status, age, ancestry gender identity or gender expression, and/or national originmembership in a Brookline Protected Class.**

(d) except where based on a valid affirmative action programs or record keeping or reporting requirement approved by **the state or federal**any government or adopted pursuant to a court decree:;

1. for any person, agent, manager, owner, or developer of any apartment or housing unit, complex or development, whether commercial or residential,;

1. to directly or indirectly make or keep a record of any applicant's, prospective tenant's or existing tenant's **race, color, creed, religion, sex, handicap, children, marital status, sexual orientation, receipt of rental housing assistance or other public assistance, military status, age, ancestry gender identity or gender expression, and/or national originmembership in a Brookline Protected Class;**

2. to use any form of housing or loan application which contains questions or entries directly or indirectly pertaining to **race, color, creed, religion, sex, handicap, children, marital status, sexual orientation, age, ancestry gender identity or gender expression, and/or national originmembership in a Brookline Protected**

Class;

3. to establish, announce or follow a pattern, practice, or policy of denying, excluding or limiting **by any means whatsoever** housing accommodations **by any means whatsoever** because of **race, color, creed, religion, sex, handicap, children, marital status, sexual orientation, age, ancestry gender identity or gender expression, and/or national origin**membership in a Brookline Protected Class.****

(e) for any person to discriminate in any manner against any **individualperson** or to otherwise deny or to withhold from such **individualperson** housing accommodations because **he or shesaid person** has opposed any practice forbidden by this **by-lawBy-law** or **he or she** has made a charge, testified, or assisted in any manner in any investigation or proceedings under this **by-lawBy-law**;

(f) for any person, whether or not acting for monetary gain, to aid, abet, incite, compel or coerce the **doingperformance** of any act declared by this **by-lawBy-law** to be an unlawful housing practice, or to obstruct or prevent any person from complying with the provisions of this **by-lawBy-law** or any regulations or orders issued thereunder, or to attempt directly or indirectly to commit any act declared by this section to be an unlawful housing practice.

SECTION 5.5.5 EXERCISE OF PRIVILEGE – EXEMPTIONS

Notwithstanding anything herein contained, the following specific actions shall not be violations of this **by-lawBy-law**:

1. for a religious organization or institution to restrict any of its housing accommodations which are operated as a direct part of religious activities to persons of the denomination involved;

2. for the owner of a housing facility devoted entirely to the housing of individuals of one **sex gender**, to restrict occupancy and use on the basis of **sexthat gender or gender identity**;

3. the operation or establishment of housing facilities designed for the exclusive use of **the** **handicappedpersons with disabilities** and/or **elderseniors** or the establishment of programs designed to meet the needs or circumstances of **handicappedpersons with disabilities** and/or **elderseniors**, or self-contained retirement communities **of at least twenty acres in size withconstructed expressly for use by the elderly which are at least twenty acres in size and have** a minimum age requirement for residency of at least fifty-five years;

4. the operation or establishment of housing facilities owned by an educational institution and designed and used for the exclusive use of students of that particular

institution.

**SECTION 5.5.6 HUMAN RELATIONS-YOUTH RESOURCES
COMMISSION FOR
DIVERSITY, INCLUSION AND COMMUNITY RELATIONS**

This **by-law** shall be **enforced**administered by the **Human Relations-Youth Resources Commission for Diversity, Inclusion and Community Relations**. The Commission shall have all powers given to it under **the by-laws of the Town of Brookline, including the additional powers**other Town By-laws, as well as those given to it by this **by-law**By-law.

SECTION 5.5.7 FUNCTIONS, POWERS AND DUTIES OF THE COMMISSION

(a) Whenever the Commission receives a complaint that is or appears to be within the jurisdiction of the Massachusetts Commission Against Discrimination hereinafter "MCAD", the Commission shall inform the complainant of his/her right to file a complaint at the MCAD with the Commission's assistance. At the complaint's discretion, the Commission shall either:

1. take the action required by the provisions of subsection (b) below; and
2. prepare an MCAD complaint in the form and manner prescribed by MCAD and have such complaint signed under oath by the complainant and transmit such MCAD complaint to MCAD for filing without delay.

(b) Whenever the Commission receives a complaint that is not within the jurisdiction of MCAD, or is referred to the Commission by the MCAD, or over which the Commission retains jurisdiction under Section A above, the Commission shall:

1. prepare a complaint in the form and manner prescribed by the Commission;
2. investigate such complaint. In connection with any investigation, the Commission may hold hearings, summon witnesses, compel their attendance, administer oaths, take the testimony of any person under oath, and require the protection of any evidence relating to any matter in question or under investigation by the Commission. The power to summon witnesses as defined herein shall be limited to those powers and procedures set forth in G.L. Chapter 233 Section 8. At any hearing before the Commission, or any committee thereof, a witness shall have the right to be advised and represented by counsel. However, unavailability of counsel is not an adequate basis for requiring a delay of any hearing or proceeding;
3. attempt by mediation to resolve such complaint and recommend to all

appropriate governmental agencies, federal, state or local, such action as it feels will resolve such complaint;

4. after completion of the investigation of any such complaint not resolved by mediation, make a written report of its findings and recommendations (including, where appropriate, the seeking of equitable relief, or fines, or money damages) to the Board of Selectmen and to any governmental agency having jurisdiction of the matter in question and, in all cases, urge and use its best efforts to bring about compliance with its recommendations.

(a) All persons who wish to file complaints for violations of this Article 5.5 shall be strongly encouraged to refer their complaints to the Chief Diversity Officer for assistance in resolving the complaint. If for good cause shown to the CDO or to the Commission's Complaint Screening Committee, the complainant does not wish to refer the complaint to the CDO, or if the CDO requests recusal, the complaint shall then be handled according to the procedures developed under Section 3.14.3(A) and approved by the full Commission, with the approval of the BoS, after review by Town Counsel. Complaints against the Town or its employees shall follow the procedures developed for 3.14.3(A)(v) – Complaints Against the Town; complaints against other persons, groups, entities or businesses in the Town shall follow the procedures developed for 3.14.3(A)(vii) – Other Complaints.

(cb) In addition to the aforementioned complaint-processing responsibilities, the Commission shall have the following additional functions, powers and duties:

- 1. to make studies and survey and to issue such publications and such results of investigations and research as, in its judgment, will tend to promote good will and minimize or eliminate discrimination in housing against because of race, color, creed, religion, sex, handicap, children, marital status, sexual orientation, source of income including rental housing assistance, military status, age, ancestry gender identity or gender expression, and/or national originpersons who are members of a Brookline Protected Class.**
- 2. to develop courses of instruction for presentation in public and private schools, public libraries and other suitable places, devoted to eliminating prejudice, intolerance, bigotry and discrimination in housing and showing the need for mutual respect and the achievement of harmonious relations among various groups in the Town of Brookline.**
- 3. to render each year to the Board of Selectmen,BoS a full **written** report of all the Commission's activities and recommendations regarding this **by-lawBy-law**;**
- 4. to create such **sub**committees from the members of the **c**Commission as, in the **c**Commission's judgment, will best aid in effectuating the policy of this **by-lawBy-law**;**
- 5. to enter into cooperative working agreements with federal, state and **cityother****

municipal agencies, and to enlist the cooperation of the various racial, religious and ethnic groups, civic and community organizations and other groups in order to effectuate the policy of this **by-law****By-law with respect to Brookline Protected Classes.**

SECTION 5.5.8 RULES, REGULATIONS AND PROCEDURES OF COMMISSION

The Commission may adopt rules and regulations consistent with this **by-law****By-law** and the laws of the Commonwealth to carry out the policy and provisions of this **by-law****By-law** and the powers and duties of the Commission. **The Commission shall adopt rules of procedure for the conduct of its investigations. Said rules shall ensure the due process rights of all persons involved in the investigations.**

Any charge filed under this **by-law****By-law** must be filed within 180 days of the alleged act of discrimination.

All Commission records shall be public except those that are necessary to insure privacy rights under other local, state or federal laws and those records that must be kept confidential in compliance with laws and rules of evidence.

SECTION 5.5.9 SEVERABILITY

If any provision or section of this **by-law****By-law** shall be held to be invalid, then such provision or section shall be considered separately and apart from the remaining provisions or sections of this **by-law****By-law**, which shall remain in full force and effect.

**ARTICLE 10.2
PROSECUTIONS AND ENFORCEMENT**

The provisions in Parts V, VI, VII and VIII of the by-laws of the Town of Brookline shall be enforced and violations prosecuted by any police officer of the town. In addition, enforcement and prosecution of the following by-laws and articles shall be by the following department heads or **his or her****their** designees:

DEPARTMENT HEAD	ARTICLE	
BUILDING COMMISSIONER		
Part V-Private Property	Articles	5.2, 5.3, 5.4,
Part VI-Public Property	Articles	6.1, 6.5, 6.9,
6.10		
Part VII-Streets & Ways	Articles	7.3, 7.5, 7.7,

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7.8, 7.9

Part VIII-Public Health & Safety

Articles

8.3, 8.6, 8.7,

8.8, 8.9,

8.11, 8.13,

8.14, 8.15,

8.16,

COMMISSIONER OF PUBLIC WORKS

Part VI-Public Property

Articles

5.7, 6.1, 6.2,

6.3, 6.4, 6.5,

6.9

Part VII-Streets & Ways

Articles

7.3, 7.4, 7.5,

7.6, 7.7, 7.8,

7.9, 7.10, 7.11

Part VIII-Public Health & Safety

Articles

8.2, 8.8, 8.14,

8.15, 8.16,

8.18, 8.24,

8.25, 8.26

DIRECTOR OF HEALTH & HUMAN SERVICES

Part V-Private Property

Articles

5.1, 5.2, 5.4,

5.5, 5.7

Part VI-Public Property

Articles

6.2, 6.6

Part VII-Streets & Ways

Articles

7.1, 7.5, 7.7

Part VIII-Public Health & Safety

Articles

8.1, 8.2, 8.3,

8.4, 8.6, 8.7, 8.8, 8.9,

8.10, 8.11, 8.12, 8.13,

8.14, 8.15, 8.16, 8.22,

8.23, 8.32, 8.35

PRESERVATION COMMISSION

Part V-Private Property

Articles

5.3, 5.6

HUMAN RELATIONS-YOUTH RESOURCES

COMMISSION FOR DIVERSITY, INCLUSION AND COMMUNITY

RELATIONS

Part V-Private Property

Article

5.5

Aye: Neil Wishinsky, Nancy Daly, Benjamin Franco, Nancy Heller, Bernard Greene

There being no further business, the Chair adjourned the meeting at 11:00 P.M.

ATTEST



MINUTES

BOARD OF SELECTMEN

IN BOARD OF SELECTMEN TUESDAY, OCTOBER 25, 2016 6th FLOOR HEARING ROOM

Present: Selectman Neil Wishinsky, Selectman Nancy Daly,
Selectman Benjamin J. Franco, Selectman Nancy S.
Heller, Selectman Bernard W. Greene

ANNOUNCEMENTS/UPDATES

Climate Action Committee member Deborah Rivers resigned as Chair. Member Werner Lohe was elected as the next co-chair. The Climate Action Committee has received approval of the community aggregation program from the State agency.

JFK's 100th birthday celebration will be held on May 29 2017. There will be celebration events.

Bill O'Donnell Norfolk County Registrar of Deeds will hold office hours at Town Hall on Thursday October 27th.

Early voting has started in numerous locations around town.

October 26th the Senior Center will hold their Autumn benefit; their major fundraiser of the year that provides important services.

PUBLIC COMMENT

Public Comment period for citizens who requested to speak to the Board regarding Town issues not on the Calendar.

Up to fifteen minutes for public comment on matters not appearing on this Calendar shall be scheduled each meeting. Persons wishing to speak may sign up in advance beginning on the Friday preceding the meeting or may sign up in person at the meeting. Speakers will be taken up in the order they sign up. Advance registration is available by calling the Selectmen's office at 617-730-2211 or by e-mail at SOrsini@brooklinema.gov. The full Policy on Public Comment is available at <http://www.brooklinema.gov/376/Meeting-Policies>

MISCELLANEOUS

Approval of miscellaneous items, licenses, vouchers, and contracts.

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Question of approving the Joint Meeting minutes of September 8, 2016.

On motion it was,

Voted to approve the Joint Meeting minutes of September 8, 2016 as amended.

Question of approving the Joint Meeting minutes of September 22, 2016.

On motion it was,

Voted to approve the Joint Meeting minutes of September 22, 2016 as amended.

Aye: Neil Wishinsky, Nancy Daly, Benjamin J. Franco, Nancy Heller, Bernard Greene

Question of approving the minutes of October 18, 2016.

These minute were held.

CONTRACT

Question of approving Contract No. PW/16-17 “Fiber Reinforced Rubberized Crack Sealing” to Sealcoating, Inc. for the purpose of applying Fiber Reinforced Rubberized Crack Seal at various locations throughout the town in the amount of \$25,550.00.

Director of Engineering Peter Ditto stated that this contract relates to roadway repairs.

On motion it was,

Voted to approve Contract No. PW/16-17 “Fiber Reinforced Rubberized Crack Sealing” to Sealcoating, Inc. for the purpose of applying Fiber Reinforced Rubberized Crack Seal at various locations throughout the town in the amount of \$25,550.00.

Aye: Neil Wishinsky, Nancy Daly, Benjamin J. Franco, Nancy Heller, Bernard Greene

CONTRACT AMENDMENT

Question of approving a Contract Amendment in the amount of \$294,998.00 for the preparation of the Brookline 9th Elementary School Feasibility Study by Jonathan Levi Architects, LLC in connection with the 9th Elementary School Project.

- a. Question of establishing a 9th School Project Oversight Committee and appointing a member of the Board of Selectmen to serve on the Committee.

Project Manager Ray Masak stated that this relates to the Baldwin School site.

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Selectman Daly asked if the student size should be considered first. Mr. Masak replied that will be part of the feasibility study.

Selectman Daly will sit on the Oversight Committee.

On motion it was,

Voted to approve a Contract Amendment in the amount of \$294,998.00 for the preparation of the Brookline 9th Elementary School Feasibility Study by Jonathan Levi Architects, LLC in connection with the 9th Elementary School Project.

Voted to establish a 9th School Project Oversight Committee and appoint Selectman Daly as member of the Board of Selectmen to serve on the Committee.

Aye: Neil Wishinsky, Nancy Daly, Benjamin J. Franco, Nancy Heller, Bernard Greene.

POSTPONED Question of appointing the following citizens to assist the Police Chief with the biennial assessment and report on the Citizen Complaint Policy:

TEMPORARY WINE AND MALT ALCOHOLIC BEVERAGES LICENSE

Question of granting a Temporary Wine and Malt Alcoholic Beverages License (non-sale) to Larz Anderson Auto Museum for an Annual Dinner to be held on Friday, October 28, 2016 from 5:30pm-11pm at 15 Newton Street.

On motion it was,

Voted to grant a Temporary Wine and Malt Alcoholic Beverages License (non-sale) to Larz Anderson Auto Museum for an Annual Dinner to be held on Friday, October 28, 2016 from 5:30pm-11pm at 15 Newton Street.

Aye: Neil Wishinsky, Nancy Daly, Benjamin J. Franco, Nancy Heller, Bernard Greene

TEMPORARY WINE AND MALT ALCOHOLIC BEVERAGES SALES LICENSE

Question of granting a Temporary Wine and Malt Alcoholic Beverages Sales License for an Autumn Benefit Cocktail Party to The Brookline Senior Center to be held on October 26, 2016 from 5:30pm-9:30pm at 193 Winchester Street.

On motion it was,

Voted to grant a Temporary Wine and Malt Alcoholic Beverages Sales License for an Autumn Benefit Cocktail Party to The Brookline Senior Center to be held on October 26, 2016 from 5:30pm-9:30pm at 193 Winchester Street.

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Aye: Neil Wishinsky, Nancy Daly, Benjamin J. Franco, Nancy Heller, Bernard Greene

CALENDAR

Review and potential vote on Calendar Items

BROOKLINE POET LAUREATE

Brookline Poet Laureate Jan Schreiber appeared to provide an update on activities.

Poet Laureate Jan Schreiber announced an event at the Main Library that will include poetry and music.

Selectman Greene noted that Mr. Schreiber made a great contribution at the MLK celebration event last year. It was an enjoyable and enlightening presentation.

Mr. Schreiber read a poem he wrote this summer.

The Board thanked him for the update.

PLANNING & COMMUNITY DEVELOPMENT – PERSONNEL

Question of authorizing the filling of the following vacancy in the Department of Planning & Community Development:

Community Planner – GN-11

Planning Director Alison Steinfeld stated that this position is available due to a recent retirement.

On motion it was,

Voted to authorize the filling of the following vacancy in the Department of Planning & Community Development:

Community Planner – GN-11

Aye: Neil Wishinsky, Nancy Daly, Benjamin J. Franco, Nancy Heller, Bernard Greene

COMPTROLLER’S OFFICE – PERSONNEL

Question of authorizing the filling of the following vacancies in the Comptroller’s Office:

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(2) Senior Audit Clerk – C-6

Town Comptroller Michael DiPietro stated that these positions are available due to a recent retirement and a promotion.

On motion it was,

Voted to authorize the filling of the following vacancies in the Comptroller's Office:

(2) Senior Audit Clerk – C-6

Aye: Neil Wishinsky, Nancy Daly, Benjamin J. Franco, Nancy Heller, Bernard Greene

BOARDS AND COMMISSIONS – APPOINTMENTS

Question of making appointments/reappointments to the Economic Development Advisory Board.

On motion it was,

Voted to reappoint Thomas Nally to the Economic Development Advisory Board (EDAB) for a term ending August 31, 2019 or until a successor can be appointed.

Voted to reappoint Kenneth Lewis to the Economic Development Advisory Board (EDAB) for a term ending August 31, 2019 or until a successor can be appointed.

Voted to reappoint Donald Warner to the Economic Development Advisory Board (EDAB) for a term ending August 31, 2019 or until a successor can be appointed.

Voted to reappoint Marilyn Newman to the Economic Development Advisory Board (EDAB) for a term ending August 31, 2019 or until a successor can be appointed.

Voted to appoint Alan Christ to the Economic Development Advisory Board (EDAB) for a term ending August 31, 2019 or until a successor can be appointed.

The Board noted that Dr. Bob Sperber will not be seeking reappointment. He has served the Town in numerous capacities for many years, notably on EDAB and as the School Superintendent.

WARRANT ARTICLES

Further review and final vote on the following Warrant Articles for the November 15, 2016

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Special Town Meeting:

- 7 Emerald Island Special District
- 8 Emerald Island Special District Alternative
- 9 PILOT 25 Washington

- a. Question of voting to approve the Tax Certainty Agreement related to the proposed development at 25 Washington Street.

10 Future Agreements 25 Washington

- a. Question of voting to approve and execute the Memorandum of Agreement By and Between the Town of Brookline and Claremont Brookline Avenue, LLC related to the proposed development at 25 Washington Street, such execution to be subject by an affirmation vote at Town Meeting on Article 10, or any amendments thereto.

- 11 Sidewalk Resolution 25 Washington
- 19 Transit Parking Overlay District
- 22 FAR
- 34 Resolution Affordable Housing using Air Rights over Town Lot
- 32 Resolution Town Counsel funding for 40B Housing Appeals
- 17 Zoning By-Law EV Charging Stations
- 18 Resolution State Code for EV Charging Stations
- 31 Town Meeting Committee and OML
- 5 Sustainable Food Containers
- 6 Plastic Bags
- 3 Budget Amendments

Article 7 Emerald Island Special District

Chairman Wishinsky stated that he went out and measured the sidewalks coming into Brookline in this location. The sidewalk under the Rt. 9 overpass continues to the bike path crossing River Road. The sidewalk there is less than 8 feet. The proposal in Article 7 zoning asks for a minimum of 8 feet, which would decrease the sidewalk width from 10 feet to 8 feet in certain areas, and would require Planning Board approval.

Selectman Franco added that this is a minimum width; the average width in the area would be 10.8 inches. He added that the River Road Committee (RRC) recommends a robust tree canopy in the River Road and Washington Street area to create a welcoming transition into Brookline.

Chairman Wishinsky noted that the RRC pushed back as much as they could and came to a conclusion that they felt was the best outcome they could get while maintaining a financially feasible project.

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The Board noted that this project would bring in significant tax revenues and benefits to the Town, and is aware that any significant revisions to the proposal could prompt a 40b application; losing all those benefits.

Selectman Daly added that 40b developments could grossly override our zoning regulations and receive state financing to do it. In addressing trees in the area, this would go through the design review process.

On motion it was,

Voted 5-0 Favorable Action on Article 7 as submitted.

Aye: Neil Wishinsky, Nancy Daly, Benjamin J. Franco, Nancy Heller, Bernard Greene

Article 8 Emerald Island Special District Alternative

On motion it was,

Voted 5-0 No Action on Article 8

Aye: Neil Wishinsky, Nancy Daly, Benjamin J. Franco, Nancy Heller, Bernard Greene

Article 9 PILOT 25 Washington

The Board noted that the agreement would secure a tax certainty on this property for 95 years.

On motion it was,

Voted 5-0 Favorable Action on Article 9.

Voted to approve the Tax Certainty Agreement between the Town of Brookline and Claremont Brookline Avenue LLC.

Aye: Neil Wishinsky, Nancy Daly, Benjamin J. Franco, Nancy Heller, Bernard Greene

Article 10 Future Agreements

Chairman Wishinsky stated that this agreement provides certain protections and sets out the relationship between the Town and Claremont; including environmental protections, mitigation payments, certainty and penalties.

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On motion it was,

Voted 5-0 Favorable Action on article 10 as submitted.

Voted to approve and execute the Memorandum of Agreement between the Town of Brookline and Claremont Brookline Avenue LLC, subject to ratification by Town Meeting.

Aye: Neil Wishinsky, Nancy Daly, Benjamin J. Franco, Nancy Heller, Bernard Greene

Article 11 Sidewalk Resolution

The Board noted that the zoning provisions sets forth certain parameters and the Planning Board will continue pushing to make this project as attractive as it can be, including a sidewalk as wide as it can be.

On motion it was,

Voted 5-0 No Action on Article 11.

Aye: Neil Wishinsky, Nancy Daly, Benjamin J. Franco, Nancy Heller, Bernard Greene

Article 19 Transit Parking Overlay District

Article 19 would create a parking overlay district that would lower off-street parking requirements for residential housing that is located within a half mile of public transit.

The Planning & Regulatory Subcommittee (RRS) recommends favorable action on an amended version of Article 19. The parking ratios they are recommending are as follows:

Units

Studio – 1.0

1 BR – 1.5

2 BR – 2.0

≥3-BR - 2.0 (This is the only ratio that differs from that of the Moderator's Committee on Parking, which was 2.3)

Warrant Article as submitted:

Units

Studio 0.5

1-BR 0.8

2-BR 1.1

≥3-BR 1.5 or 1.9

Chairman Wishinsky stated that he has reviewed the parking requirement revision submitted by

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the Planning & Regulatory Subcommittee, and supports it with the exception of reducing their recommendation for a 1 bedroom from 1.5 parking spaces to 1.4, adding that every action has a reaction, and unless we fully understand the reaction we should be careful and considerate.

Petitioner Scott Englander said that he would not rule out the possibility of some kind of compromise. He added that he has not been able to draw direct lines between the moderator's recommendation and the data. Should the Selectmen consider moving on the 1.5 to 1.4, 1.4 would be rounded down.

Deputy Building Commissioner Mike Yanovitch added that the Building Department would consider anything that touches the arc of the half mile radius would be included in the reduced parking requirement.

Selectman Daly expressed concerns that lower parking requirements may limit spaces needed for guests, etc. Also, not everyone that lives in a studio apartment takes public transit to work. She recommends studio units be set at 0.75, a compromise between the Article as submitted and the RRS recommendation.

Selectman Heller stated that we ought to be thinking carefully what other areas in the Zoning Bylaws this may affect. She feels more time is needed to address issues of open space, acknowledging that a parking lot is not green space, but at least it is open and better than a building. She offered a timeline of September 15, 2018 to allow time to review any possible implications, and give the Town time to reach its 40B threshold as set forth in the housing production plan. Reduced parking requirements allow developers to add more units into a space that could have been reserved for parking.

Mr. Englander replied that the 40b denominator only changes every ten years. To address the open space concern, setbacks and height restrictions on a typical project would reduce parking requirements, and may increase studios and 1 bedroom units; he doesn't see that as a huge issue. You have to consider the positive benefits and negative impacts.

Selectman Daly offered the following motion:

Favorable Action On Article 19 with the following revisions:

<u>Unit</u>	
Studio	0.75
1-BR	1.4
2-BR	2
≥3-BR	2

On motion it was,
Voted Favorable Action 2-3 Motion failed.
Aye: Daly, Franco
Nay: Wishinsky, Heller, Greene

Chairman Wishinsky made a motion on Article 19 with the following revisions:

Units

Studio	1
1-BR	1.4
2-BR	2
≥3-BR	2

On motion it was

Voted 5-0 favorable Action on Chairman Wishinsky's revisions.

Aye: Neil Wishinsky, Nancy Daly, Benjamin J. Franco, Nancy Heller, Bernard Greene

Article 22 FAR

Article 22 relates to FAR (floor area ratio) of new single family homes, and addresses the practice of newly developed homes with oversized basements and attics that can easily be converted into habitable space exceeding the allowable FAR.

Polly Selkoe, Director of Regulatory Planning stated that the Planning Board has recommended that this be referred back to the moderators committee for further review, because it is a complex and lengthy bylaw. Another option for the Committee to consider is that before the language allowing conversions of basement and attics up to 150% by-right was added to the zoning, the By-law allowed interior conversions up to 130% with a special permit, and this included conversions of basements and attics. The Planning Bard is not sure that is the correct percentage.

Selectman Daly noted a concern relating to the Building Commissioner's ability to administer these revisions.

Deputy Building Commissioner Mike Yanovitch stated that the Building Department needs something new in the Bylaw that they can enforce; they can deal with the workload, it is the enforcement that is an issue. Some of the language in this Article is difficult to understand and is open to broad interpretation which would result in some gray areas to decipher.

One reference is the term "sustainably satisfies" the requirements, which he feels this is open to broad interpretation allowing developers to manipulate the Bylaw.

The Board asked if he has substitute language that the Building Department would prefer.

Mr. Yanovitch replied that would involve the Article's intention; if it were better defined it would make it much earlier when developers come in.

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Petitioner Richard Benka stated that this language was carefully considered and discussed with the intent of eliminating the gaming of the system.

The Board noted that this subject has been to committee a few times, and perhaps a full overhaul of the Zoning Bylaw should be considered; it would be a lengthy process, but would include clear and solid language.

There was no vote on this Article.

Article 34 Resolution Affordable Housing using Air Rights over Town Lot.

Article 34 is a resolution that supports the review of an affordable senior housing development over a town-owned parking lot.

Chairman Wishinsky noted that the petitioner outlined that should this resolution pass at Town Meeting the next step would be to set up a committee that would craft an RFP.

Selectman Daly offered a revision to the Therefore be it resolved paragraph as follows:

THEREFORE, be it resolved, that Town Meeting urges the Board of Selectmen, the Planning Board and the Housing Advisory Board to ~~pursue~~ **“develop a proposal for”** a suitable air rights development of age-restricted affordable, mixed-income housing over the existing Town-owned parking lot in Brookline Village situated between Kent and Station Streets across from the Brookline Village MBTA station (Parcel No. 140-05-00);

On motion it was,

Voted 5-0 Favorable Action on Selectmen Daly’s revision.

THAT THE TOWN WILL ADOPT THE FOLLOWING RESOLUTION:

Whereas, the Town of Brookline has committed to taking meaningful actions toward becoming a more age-friendly community;

Whereas, the aging of the baby boom population cohort has created a need for a substantial expansion of Brookline’s supply of housing for seniors;

Whereas, Brookline’s need for more affordable housing for seniors with low and moderate incomes is already acute;

Whereas, senior citizens benefit from living within walking distance of public transit, services, shopping, and cultural resources;

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Whereas, Brookline Village is a pedestrian friendly location that meets the living needs of seniors, including those who do not own an automobile;

Whereas, the Town's municipally-owned parking lots offer an opportunity for attractive air rights development of senior housing, including for low and moderate income households; and

Whereas, the public process leading to the Town's Housing Production Plan identified Town-owned municipal parking lots, including the Town-owned site situated between Station and Kent Streets in Brookline Village as a suitable location for affordable senior housing development;

THEREFORE, be it resolved, that Town Meeting urges the Board of Selectmen, the Planning Board and the Housing Advisory Board to ~~pursue~~ **“develop a proposal for”** a suitable air rights development of age-restricted affordable, mixed-income housing over the existing Town-owned parking lot in Brookline Village situated between Kent and Station Streets across from the Brookline Village MBTA station (Parcel No. 140-05-00);

Aye: Neil Wishinsky, Nancy Daly, Benjamin J. Franco, Nancy Heller, Bernard Greene

Article 32 Resolution Town Counsel funding 40B Housing

Selectman Daly stated that Town Counsel's office looks at various proposals and makes a decision where spending money makes sense.

Chairman Wishinsky added that the 40B process involves a level of negotiation and may become a project we can live with. This Article presents some absolute language; we have to make a legal, planning and political judgment on when and how to fight a proposal.

The Board supported the revision submitted by Selectman Greene which removes the second therefore resolved clause and adds the following:

“Now, therefore, be it resolved that Town Meeting supports Town Counsel's efforts to defend diligently the Town's interests before the Housing Appeals Committee or other forums to ensure that 40B housing developments are appropriate to the local community and the Town.

On motion it was,

Voted 5-0 favorable Action on the revised Article 32.

That the Town Will Adopt the Following Resolution:

Whereas, the Town of Brookline supports the provision of affordable housing and has expended significant resources to expand housing opportunities for vulnerable populations, through the Brookline Housing Authority public housing, the Affordable Housing Trust Fund, the

Community Development Block Grants, and the Inclusionary Zoning By-Law;

Whereas, M.G.L. Chapter 40B mandates specific levels of affordable housing in Massachusetts cities and towns. Municipalities deemed deficient in such housing are subject to penalties, which can be remedied by public or private measures;

Whereas, M.G.L. Chapter 40B enables Applicants for construction or conversion of housing with at least 20% affordable units to request waivers of the Town's Zoning By-Laws, by applying for a Comprehensive Permit;

Whereas, four Comprehensive Permit applications, proposing a total of 352 housing units, were submitted to the Zoning Board of Appeals in April and May 2016;

Whereas, three additional Comprehensive Permit applications, proposing a total of 269 housing units, are anticipated by the Zoning Board of Appeals before October 2016;

Whereas, the unprecedented number of recent Comprehensive Permit applications and the unprecedented scale of most proposed developments come as the Town approaches its state-mandated level of affordable units;

Whereas, the sheer number of recent Comprehensive Permit applications threatens to overwhelm the Town's resources;

Whereas, we commend the Planning Department, Zoning Board of Appeals and other Town Boards and Departments for their extraordinary efforts in reviewing these current and anticipated applications;

Whereas, the Zoning Board of Appeals is mandated to review each Comprehensive Permit Application within 180 days, a period whose brevity often aborts the Board's success in mitigating all of its Local Concerns: environment, health, safety, open space, planning and design;

Whereas, the Zoning Board of Appeals attempts to protect Local Concerns by imposing conditions on Comprehensive Permits;

Whereas, Applicants' legal appeals to the Massachusetts Housing Appeals Committee can blunt or negate these conditions on Comprehensive Permits;

Whereas, the Housing Appeals Committee hearing process is time-sensitive and the issues complex;

Whereas, the Town now faces up to seven simultaneous appeals, whose demands can easily overwhelm the intellectual and budgetary resources of Town Counsel;

Whereas, it is Town Meeting's duty to represent and sustain the best interests of the Town's citizens and the Town in its entirety;

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Whereas, Town Meeting necessarily expects the Town to support the Zoning Board of Appeals in its decisions and conditions on Comprehensive Permits;

Now, therefore, be it resolved that Town Meeting supports Town Counsel's efforts to defend diligently the Town's interests before the Housing Appeals Committee or other forums to ensure that 40B housing developments are appropriate to the local community and the Town.

Aye: Neil Wishinsky, Nancy Daly, Benjamin J. Franco, Nancy Heller, Bernard Greene

Article 17 Zoning By-Law EV Charging Stations

Article 17 would require at least 2% of parking spaces be equipped for electrical vehicle parking with a Level 2 or a level 3 charger of at least 5kW capacity.

The Board previously expressed concerns on what would trigger this bylaw into effect.

Chairman Wishinsky asked if upgrading an electrical panel would trigger this.

Deputy Building Commissioner Mike Yanovitch replied it could. He is concerned with our local zoning crossing over into State code.

Selectman Heller added that the Climate Action Committee had some concerns relating to the broad use of "parking spaces" which could include single and multifamily homes, apartment buildings, daycares and supermarket lots. Also, any alterations of existing parking lot or garage could trigger this bylaw at a significant cost to the property owner.

Selectman Heller added that the Climate Action Committee is supportive of the concept , but has concerns about the interpretation, and the fact that non-profit organizations could be required to comply.

On motion it was,

Voted 5-0 Favorable Action to refer Article 17 to the Climate Action Committee.

Aye: Neil Wishinsky, Nancy Daly, Benjamin J. Franco, Nancy Heller, Bernard Greene

Article 18 Resolution State Code for EV Charging Stations

The Board asked Deputy Building Commissioner Mike Yanovitch to speak on this Article.

Mr. Yanovitch said that Article 18 is the horse and Article 17 is the cart. There is a method to

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achieve the goal of the Article, but he is not sure zoning is the best way. Article 18 asks the Selectmen to allow specific equipment to be installed, and in order to do so must petition the State to allow Brookline to have a more stringent law than the State does; it can be done, but it is a process, and would need to be done before Article 17 could be adopted. This is on the State's agenda to attack and get into the stretch code and there is a method to doing that. At this time it is premature at the State level.

Chairman Wishinsky added that he is supportive of the concept, but recommends the petitioner work with the Building Department on a number of triggers that would require the installation of the proposed electric vehicle equipment.

Selectman Daly added that she has a concrete slab for a driveway. If she decides to add on to her home at some point, she would be required to install an electric vehicle outlet, even though she has no power source in that area. This would come at a significant cost.

Petitioner Scott Ananian said that the Article is setting a goal as a Town for future technology. He added that the petition with the code at the State level can be pursued.

Selectman Heller added that the Climate Action Committee supports referring this Article to the Climate Action Committee for further study so that the Town can devise regulations that effectively support climate action goals and can be applied fairly among stakeholder, without incurring unnecessary burdens that could undermine these goals.

On motion it was,

Voted 5-0 Favorable Action to refer Article 18 to the Climate Action Committee.

Aye: Neil Wishinsky, Nancy Daly, Benjamin J. Franco, Nancy Heller, Bernard Greene

Article 31 Town Meeting Committee and OML

Article 31 would have all municipal committees subject to the Open Meeting Law. As the current law stands, committees appointed by the Moderator (Town Meeting) are not governed by the OML.

Chairman Wishinsky noted that he is in agreement with the Advisory Committee's recommendation on Article 31.

Petitioner Regina Frawley said that she was never before the Advisory Committee to present her Article; therefore the Advisory Committee will be reconsidering their vote after she presents it. She added that Town Counsel's language codifies the existing process; the Advisory Committee's recommendation reflects the current process. She feels language needs to be spelled out and not assumed when referring to the Open Meeting Law (OML). She reviewed an instance where a committee did not follow the OML which prompted this Article's submittal.

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Selectman Daly added that it is unfortunate that one committee did not follow the OML. There are dozens of committees and most try to act in good faith. Town Counsel can't be expected to track down and monitor complaints.

Ms. Frawley said there have been 5 OML complaints in 2 years.

Selectman Greene stated that that shows there is not a real problem here. He added that these are volunteers and citizens of the Town and feels there is no need to burden them for their civic duty. There were a couple of errors made, isn't that part of the imperfection of life.

Chairman Wishinsky added that he expects committees to comply with the Open Meeting Law.

Mr. Frawley added why should some committees be held to the OML, and others not.

On motion it was,

Voted 5-0 Favorable Action 5-0 on Article 31 as recommended by the Advisory Committee.

RESOLVED: That committees that are established pursuant to a vote of Town Meeting and therefore are not considered by the Attorney General to be "Public Bodies" under the Open Meeting law shall conduct their meetings in a manner that is consistent with the provisions and intent of the Open Meeting law.

Aye: Neil Wishinsky, Nancy Daly, Benjamin J. Franco, Nancy Heller, Bernard Greene

Article 5

Sustainable Food Containers

The petitioners withdrew this Article. The Board made no recommendation.

Article 6

Plastic Bags

Petitioner Clint Richmond submitted a revised Article. He presented a plastic bag with a width that is acceptable under the current bylaw; this Article would make its weight noncompliance. He also presented a "product bag" used for fruit and meat.

The Board discussed the material of the product bag which as presented would not be allowed because it is not marine degradable. The product bags can be either paper or compostable, however they do cost 4 times more than the bags currently used.

The Board discussed the limited resources merchants would have to comply with this bylaw.

Selectman Daly made a motion to strike "as well as marine degradable" in section 8.33.2. Currently you are offering an option that doesn't exist since there is not a product available at

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this time that falls under this category.

Selectman Daly also addressed the enforcement. She anticipates that this would have to be a complaint driven regime. The Health Department does not have the resources to monitor this full time.

Chairman Wishinsky said he would like to hear from the merchants on how much of a hardship they feel this would be on their business.

On motion it was,

Voted Favorable Action 2-3 Motion Failed

to strike “as well as marine degradable” in section 8.33.2

Aye: Daly, Heller

Nay: Wishinsky, Franco, Greene

On motion it was,

Voted 5-0 No Action on Article 6

Aye: Neil Wishinsky, Nancy Daly, Benjamin J. Franco, Nancy Heller, Bernard Greene

Article 3

Budget Amendments

Deputy Town Administrator Melissa Goff stated that the Group Health account reflect a surplus due to school department new hires choosing less expensive plans than projected. She recommended that this surplus remain in the Group Health budget.

Town Administrator Mel Kleckner noted that they had to put significant funds into Collective Bargaining due to the Fire Department’s bargaining union. To make up for some budget shortfalls, he recommended eliminating one person in the Fire Department budget; this presented a funding challenge that had to be addressed.

On motion it was,

Voted 5-0 Favorable Action on Article 3

VOTED: That the Town:

1. Amend the FY2017 budget as shown below and in the attached Amended Tables I and II:

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ITEM #	ORIGINAL BUDGET	PROPOSED CHANGE	AMENDED BUDGET
20. Collective Bargaining – Town	\$2,921,346	\$191,882	\$3,113,228
11. Fire Department	\$13,014,196	(\$131,896)	\$12,882,300
22. School Department	\$101,058,795	\$59,986	\$101,118,781

2. Appropriate \$340,000, or any other sum, to be expended under the direction of the Commissioner of Public Works, with the approval of the Board of Selectmen, for Singletree tank improvements.
3. Appropriate \$320,000, or any other sum, to be expended under the direction of the Commissioner of Public Works, with the approval of the Board of Selectmen, for Singletree Hill Gatehouse improvements.

Aye: Neil Wishinsky, Nancy Daly, Benjamin J. Franco, Nancy Heller, Bernard Greene

WARRANT ARTICLES

Question of reconsidering the Board's vote on the following Warrant Articles for the November 15, 2016 Special Town Meeting:

Article 2 Collective Bargaining
Article 15 Solicitation Content Neutrality
Article 16 Resolution Town Responsibility EV Charging Stations
Article 23 Consolidated Leaf Blower By-Law
Article 24 Resolution Leaf Blower Control Officer
Article 33 Resolution Senior Tax Relief Study Committee

Article 2 Collective Bargaining

Deputy Town Administrator Melissa Goff stated that the School Traffic Union has been removed from Article 2 due to a union challenge. The Library AFSCME union has come to a bargaining agreement.

On motion it was,

Voted 5-0 to reconsider Article.

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Aye: Neil Wishinsky, Nancy Daly, Benjamin J. Franco, Nancy Heller, Bernard Greene

On motion it was,

Voted 5-0 Favorable Action on Article 2 as revised to include the Library AFSCME and Fire Union contracts.

Aye: Neil Wishinsky, Nancy Daly, Benjamin J. Franco, Nancy Heller, Bernard Greene

Article 15 Solicitation Content Neutrality

Deputy Town Administrator Melissa Goff stated the Advisory Committee has changed the Title language. The Board held this Article for review of that revision.

There was no vote on Article 15.

Article 16 Resolution Town Responsibility EV Charging Stations

The Advisory Committee offered a revision to Article 16 pertaining to charging a reasonable fee at municipal charging stations.

The Board did not offer a reconsideration motion on Article 16.

Article 23 Consolidated Leaf Blower By-Law

The Board did not make a motion for reconsideration at this time.

Article 24 Resolution Leaf Blower Control Officer

The Board did not make a motion for reconsideration at this time.

Article 33 Resolution Senior Tax Relief Study Committee

The Board reviewed the Advisory Committees recommendation and made the following revision as submitted by Selectman Franco, with the addition of a first whereas clause.

THAT THE TOWN WILL ADOPT THE FOLLOWING RESOLUTION:

Whereas the Town of Brookline has a long history of recognizing our common responsibility to care for deserving members of the community including but not limited

In Board of Selectmen
Tuesday, October 25, 2016
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to our veterans, our residents who are visually impaired or have other disabilities, our children, and our seniors.

Whereas addressing the needs of Brookline's growing school population has resulted in one tax override within the last two years and may well result in two to three additional tax overrides during the next ten years;

Whereas Brookline's rapidly increasing property taxes are creating growing hardships for hundreds of Brookline's seniors with modest incomes who have owned and lived in their Brookline home for decades;

Whereas many of Brookline's senior homeowners with modest incomes no longer qualify for the Massachusetts Circuit Breaker Income Tax Credit because of Brookline's escalating residential real estate values during recent years and the declining residential real estate values in the western part of Massachusetts during the same time period;

Whereas Brookline's existing programs to provide tax relief to senior homeowners are not meeting the needs of many of Brookline's senior homeowners with modest incomes;

Whereas certain neighboring communities such as Sudbury and Newton currently offer innovative and more generous programs to their senior homeowners with modest incomes than does Brookline;

THEREFORE, be it resolved, that Town Meeting urges the Board of Selectmen to establish a committee to study property tax relief programs that other Massachusetts communities (including but not limited to Sudbury and Newton) offer to senior homeowners with modest incomes, and to make policy recommendations and propose warrant articles for comparable new programs for Brookline and improvements to Brookline's existing senior homeowner property tax relief programs; and

Be it further resolved that said committee will first convene not later than February 1, 2017 and provide to the Board of Selectmen not later than August 15, 2017 a report, policy recommendations, and proposed warrant articles for consideration by the November 2017 Town Meeting;

Aye: Neil Wishinsky, Nancy Daly, Benjamin J. Franco, Nancy Heller, Bernard Greene

There being no further business, the Chair adjourned the meeting at 10:40 p.m.

ATTEST

OFFICE OF SELECTMEN

MEMORANDUM

TO: Board of Selectmen
FROM: Austin Faison, Assistant Town Administrator
RE: **Mass DEP Grant for Recycling Dividends Program**
DATE: November 1, 2016

The Commonwealth of Massachusetts Department of Environmental Protection (Mass DEP) has a Recycling Dividends Program which provides payments to municipalities that have implemented specific programs and policies proven to maximize reuse, recycling and waste reduction. This program provides an incentive for municipalities to improve their recycling programs by implementing best practices and it rewards communities with model recycling and waste reduction programs.

Brookline will receive \$19,500 based off of the Recycling Dividends Program's point system. Specifically, the Yard Waste, Mandatory Recycling and Household Hazardous Waste programs are how the Town earned points.

Recommended Action

VOTED: To accept a grant in the amount of \$19,500 from the Massachusetts Department of Environmental Protection in connection with the Recycling Dividend Program Contract.

Brookline's DEP RDP/ SMRP Grant BOS

2016

The town has recently received a check from the DEP for grants towards environmental programs. The following is a breakdown of the grant process

RDP Recycling Dividends Program

Is a grant awarded by a point system for each program in a municipality that meets DEP criteria. Brookline received \$2500 per point based on number of residents on town service. Here are the current programs that received points.

1. Yard waste is collected a minimum of 20 weeks per year = 2 points
2. Host a permanent Household Hazardous waste center with a minimum of 6 days a year open to residents. = 2 Points
3. A dedicated recycling/solid waste enforcement coordinator who spends at least 19 hours per week on verifying compliance of the residential mandatory recycling program. = 3 Points

Total points 7 = \$17,500 total grant dollars. That can only be used for the following programs/items.

1. Recycling carts
2. Compost bins
3. Roll off containers/ compactors and bailers for recycling purposes
4. Cost to hold additional HHP event
5. Operating and maintaining SWAP shop.
6. Improvement of current recycling collection infrastructure in Schools/Town
7. Outreach education on Waste reduction, recycling, reuse or composting
8. Stipends School recycling coordinator who commits to school wide recycling program.
9. School chemical clean outs
10. Collection and composting costs for school wide waste diversion program.

SMRP Sustainable Materials Recovery Program

Is a grant based on population, and is for programs that divert MSW and Household waste from disposal. This \$2000 grant can be used for the previous list of programs/items.

SMRP and RDP = \$19,500 total grants received for 2016.

**RECYCLING DIVIDEND PROGRAM CONTRACT ("RDP Contract")
BETWEEN THE COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF ENVIRONMENTAL PROTECTION ("MassDEP")**

AND THE Town of Brookline ("Municipality")

Pursuant to the Green Communities Act, relevant provisions of which are codified at M.G.L. c. 25A, Section 11F(d) and the regulations promulgated thereunder at 310 CMR 19.300 and in support of the Massachusetts Solid Waste Master Plan developed pursuant to M.G.L. c. 16, Section 21, MassDEP has awarded the Municipality a Sustainable Materials Recovery Program grant under the Recycling Dividends Program ("RDP") and Small Scale Initiatives grant. The Municipality has earned a payment of \$19,500.

The Recycling Dividends Program provides payments to municipalities that have implemented specific programs and policies proven to maximize reuse, recycling and waste reduction. Municipalities receive payments according to the number of criteria points their program earns. RDP provides an incentive for municipalities to improve their recycling programs by implementing best practices and it rewards communities with model recycling and waste reduction programs.

Duration: The term of this Contract shall be in effect until the municipality has expended all RDP funds and reported to MassDEP on use of funds.

RESPONSIBILITIES OF THE MUNICIPALITY

1. **Authority:** The Signatory of this RDP Contract is authorized by the governing body of the Municipality to enter into this Contract on behalf of the Municipality and apply for and accept funds on behalf of the Municipality.
2. **Commonwealth Terms and Conditions:** The Municipality shall comply with the Commonwealth Terms and Conditions and other requirements set forth in the Municipality's executed Master Service Agreement.
3. **Failure to Comply:** If, in the judgment of MassDEP, the Municipality fails to comply with any of its responsibilities identified in this Contract, then, at the election of MassDEP, (a) the Municipality shall repay the RDP funds to MassDEP within 90 days; and/or (b) title to all materials purchased with the RDP funds immediately and without any further steps shall be transferred to MassDEP; and/or (c) MassDEP may find the Municipality not eligible to seek another Sustainable Materials Recovery Program Grant for up to three years. MassDEP may provide written notice to the Municipality of any such failure to comply. Such notice may provide a time period and manner for the Municipality to cease or remedy the failure. Such notice from MassDEP of any such failure by the Municipality is not a precondition to MassDEP's right to select options (a), (b), and/or (c) above. The Municipality shall follow the instructions of MassDEP regarding possession of the materials purchased with RDP funds. The Parties hereby agree to execute any and all documents necessary to accomplish said transfer. Furthermore, the Municipality shall transfer or arrange to transfer actual possession of said materials to an authorized representative of the Commonwealth of Massachusetts or its designee.
4. **Recycling in Practice:** The Municipality has established paper, bottle and can recycling in all municipal offices and meeting spaces, excluding schools. The Municipality shall continue such paper, bottle and can recycling during the term of the RDP Contract.
5. **Buying Recycled Products:** The Municipality has established a written policy which promotes a preference for the purchase of recycled products in lieu of non-recycled products and all staff with purchasing authority are aware of and are following the established policy during the term of the RDP Contract. Proof of annual buy recycled policy staff notification is required for all SMRP grant applications.

6. **RDP Payment Calculation:** MassDEP has calculated the RDP Payment using the table below which shows payment brackets based on the number of households served by the municipal solid waste program and the point value for each bracket. *Section 7 – Program Criteria and Appendix A – Criteria Performance Standards* describe in detail the conditions for earning points.

Trash Households Served	Value of Each Point
1 - 1,999	\$200
2,000 - 4,999	\$400
5,000 - 7,499	\$600
7,500 - 9,499	\$1,000
9,500 - 12,499	\$1,500
12,500 - 16,999	\$2,500
17,000 - 24,999	\$3,000
25,000 - 31,999	\$3,500
32,000 - 99,999	\$6,000
100,000 +	\$10,000

7. **Program Criteria:** The Municipality, through its RDP application, certifies that all points earned are for programs that were in place no later than June 15, 2016 and that these programs fully meet the performance standard set forth in *Attachment A – Criteria Performance Standards*. *Section 13 – RDP Payment Calculation* lists the program criteria for which the Municipality has earned points, and upon which the Municipality's payment was calculated.
8. **Use of Funds:** RDP Payments shall be expended on approved equipment and activities, listed below, to enhance the performance of the Municipality's waste reduction programs. Use of a dedicated account or revolving account is recommended but not required. Funds do not have to be spent in the fiscal year received, and may be carried over to future years and accumulated to fund a larger eligible expense or project. Small-Scale Initiative awarded as part of this contract and referenced in Section 13 follow the same Use of Funds requirements.

Approved Equipment and Activities (See Grant Guidance for details and examples):

- a. Recycling carts, bins, and/or other recycling collection containers and signage;
- b. Compost bins, kitchen scrap buckets, carts and other collection containers for food waste/organics;
- c. Environmentally Preferred Products including rain barrels and purchases from state contract FAC85 Categories: 1, 2, 3, 5C, 5E, 5F, 5H, and 7. Compostable foodservice ware may be purchased from GRO29;
- d. Incremental operating costs for a new organics diversion program;
- e. Roll-off containers, compactors and balers for the collection of materials for reuse or recycling;
- f. Cost to host a second or subsequent household hazardous waste collection event; conditions apply (see Grant Guidance);

- g. Dedicated Waste Reduction Enforcement Coordinator (must spend designated time each week on enforcement). Mandatory recycling must be codified in regulation, ordinance or bylaw and must include a fine for non-compliance. Municipalities receiving a Waste Reduction Enforcement Coordinator (WREC) SMRP grant may not use RDP funding as part of the matching funds requirement;
 - h. Costs associated with the collection and recycling of materials listed in the CHARM section of the RDP grant application;
 - i. Establishing and/or maintaining a municipally operated swap shop;
 - j. Recycling collection infrastructure and recycling site improvements at schools and drop-off locations with prior approval from MassDEP;
 - k. Recycling outreach and educational tools and materials listed and described in the Approved Equipment and Activities section of the Recycling Dividends Program (RDP) Grant Guidance;
 - l. Costs associated with implementing or maintaining a Pay-As-You-Throw (PAYT) program;
 - m. Funds to enhance school recycling and composting programs;
 - n. School chemical disposal;
 - o. Reusable trays for cafeterias, small compostable cups, reusable bags, reusable water bottles;
 - p. Funding up to \$750 annually for recycling related conferences and memberships.
9. Record Keeping: The Municipality shall be responsible for keeping documentation (i.e. proof of purchase in the form of an invoice which lists the vendor name and address, item purchased, item price, number of items purchased and shipping costs if any) by calendar year, of how RDP funds were expended and the remaining balance of RDP funds. MassDEP may conduct record audits each year to ensure compliance with this Contract.
10. Reporting: By February 15th of each year, for the duration of the Contract, the Municipality shall submit the Recycling and Solid Waste survey and the Recycling Dividends Program Annual Report through its ReTRAC Connect™ account. Failure to comply with these reporting requirements will jeopardize future grant awards and RDP payments.
11. Environmental Compliance: The Municipality understands receipt of RDP funds from MassDEP does not in any way imply that the Municipality is in full compliance with all applicable environmental regulations. This Municipality shall not be construed as, nor operate as, relieving the Municipality or any other person of the necessity of complying with all applicable federal, state, and local laws, regulations and approvals. The Municipality's facility(ies) are subject to inspection at any time by MassDEP and noncompliance with applicable environmental regulations may result in formal enforcement actions, including penalties.
12. Addendums: Should MassDEP award additional RDP funds, an addendum to the Contract shall be provided to the Municipality. The same terms and conditions apply to the addendum.

13. RDP Payment Calculation:

The Municipality's payment has been calculated as follows:

(Value of each point) x (Total RDP Points) + (Small Scale payment amount)

a. Solid Waste Program	0
b. Organics	0
c. Bulky Items	0
d. Yard Waste	2
e. Mandatory Recycling	3
f. Household Hazardous Waste	2
g. Center for Hard to Recycle Materials	0
h. Textile Bonus Point	0
TOTAL RDP POINTS	7
 VALUE OF EACH POINT	 \$2,500
 RDP PAYMENT AMOUNT	 \$17,500
 SMALL-SCALE PAYMENT AMOUNT	 \$2,000
 TOTAL GRANT PAYMENT AMOUNT	 \$19,500

IN WITNESS WHEREOF, MassDEP and the Municipality hereby execute this Contract.

COMMONWEALTH OF MASSACHUSETTS

By: _____

Greg Cooper, Division Director
Bureau of Air and Waste
Department of Environmental Protection

9/30/16
(Date)

Town of Brookline

By: _____

Andrew M. Pappastergion, Commissioner
(Signature and Title)

09/19/2016
(Date)

Andrew M. Pappastergion
(Print Name)



Attachment A: Criteria Performance Standards Recycling Dividends Program

The Recycling Dividends Program has two categories of criteria: one for communities that operate or contract for operation curbside trash **and** recycling collection ("curbside"), and one for those with a transfer station for residents to drop-off trash **and** recycling ("drop-off"). Municipalities that offer both a curbside option for trash and recycling and a drop-off option for trash and recycling must file as "curbside". Municipalities that do not provide both trash and recycling services to their residents are not eligible for RDP. However, they are eligible for other categories of SMRP (small scale initiatives, technical assistance from Municipal Assistance Coordinators) and would become eligible for RDP should they reinstate solid waste services.

Eligibility criteria will ramp up over time, leveraging increasing diversion results and lower solid waste disposal. Only one option may be selected in each criteria area.

MassDEP will conduct audits of several municipalities each year to insure that program information is accurate. Submittal of an RDP application that contains false or misleading data will be grounds for banning the municipality from the SMRP grant program for a minimum of 4 years.

Earning Points – Curbside Programs

Solid Waste Program

- o SMART/PAYT program is currently in place which requires all trash to be placed in a SMART/PAYT bag [5 points]
- o SMART/PAYT program is currently in place which allows each household to dispose of the "first bag / barrel free;" trash in excess of 35 gallons must be placed in a SMART/PAYT bag. A trash cart (35 gallons or less) collected weekly also qualifies [4 points]
- o SMART/PAYT program is currently in place which requires the use of stickers or tags affixed to each bag of trash [4 points]
- o SMART/PAYT program is currently in place which allows each household to dispose of the "first bag / barrel free;" trash in excess of 35 gallons requires the use of stickers or tags affixed to each bag of trash [3 points]
- o Trash Limit: Households are limited to one 48-gallon CART of trash capacity each week [3 points]
- o Trash Limit: Households are limited to the equivalent of 64 gallons of trash capacity per week (two 32-gallon barrels or one 64-gallon cart) [2 points]

Eligibility Notes:

- If "free bags" are provided to a subset of the households in excess of 4% of households served, the municipality is NOT eligible for the Full SMART/PAYT points, but does earn points as a "first bag free" program. This scenario occurs when bags are provided based on some criteria such as need or age;
- A 64 or 48gallon trash cart program where excess trash is not collected would qualify for the trash limit points;
- A 64 or 48-gallon trash cart program where excess trash must be placed in an official town overflow fee-based bag, or in additional cart that carries an annual fee, would qualify for the trash limit points;
- A 64 or 48-gallon trash cart program where excess trash can be brought to the transfer station at no cost, does NOT qualify for the trash limit points.

Organics

- o Source separated food waste is collected, for composting, weekly from all households served by the municipal trash program [4 points]
- o Source separated food waste is collected weekly from households currently participating in a pilot program [2 points]

Eligibility Notes:

- If the 'pilot' option is selected, you will be asked for the number of households in the pilot. The pilot must be a minimum of 400 households to qualify.

Bulky Items

- o The municipality or its hauler charges residents a fee of not less than \$5 each for the handling of at least 3 of the following bulky items, either at the curb or at its municipal drop-off: Mattresses, upholstered furniture, wood furniture, toilets, sinks, carpet [2 points]

Eligibility Notes:

- The bulky item fee schedule must be posted on the municipal website. You will be required to provide the link to this posted fee schedule;
- For this RDP Criterion, Bulky Items collected can be disposed OR recycled; in the CHARM Criterion all materials claimed must be RECYCLED.

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- If your trash hauler is instructed not to collect one or more of these items, and you provide residents with the name of a company that will pick the item(s) up curbside, you can count those items toward the required three. This information must be posted on the municipal website. For example, you instruct your trash hauler not to collect mattresses and you provide residents with the name and contract information for a company that, for a fee, will pick up mattresses.

Yard Waste

- Yard waste is collected curbside a minimum of 20 weeks per year [2 points]
- Residents can take yard waste to a drop-off location that is open a minimum of 30 weeks per year [1 point]

Eligibility Notes:

- Yard waste means: leaves and grass clippings;
- Christmas tree collection does not count toward the number of weeks yard waste is collected
- Criteria are silent on the number of days or hours per week that the drop-off must be open to earn points.

Mandatory Recycling Enforcement

- A dedicated Enforcement Coordinator spends a minimum of 19 hours per week on the street verifying compliance with the municipality's mandatory recycling program and issuing fines for non-compliance [3 points]
- A dedicated Enforcement Coordinator spends a minimum of 10 hours per week on the street verifying compliance with the municipality's mandatory recycling program and issuing fines for non-compliance. Trash containing recyclables is stickered by the municipal employee and not collected by the hauler, and the municipality follows up with non-compliant households*. [1 point]
 - * For this option, 'following up with non-compliant households' means: The municipality tracks violations and follows up with households found to be non-compliant more than once by sending a letter to the residence and/or property owner on municipal letterhead.
- Enforcement of the municipality's mandatory recycling program is the responsibility of the hauler and is codified in the hauling contract. A mandatory recycling regulation, bylaw or ordinance is in place that includes fining for non-compliance. Trash containing recyclables is stickered and not collected by the hauler, and the municipality follows up with non-compliant households*. [1 point]
 - * For this option, 'following up with non-compliant households' means: The hauler notifies municipal officials daily of each household where trash is left, including the reason it was not collected. The municipality tracks violations and follows up with any household found to be non-compliant more than once by sending a letter to the residence and/or property owner on municipal letterhead.
- Enforcement of the municipality's mandatory recycling program is the responsibility of the hauler and is codified in the hauling contract. A mandatory recycling regulation, bylaw or ordinance is in place clearly stating that trash will not be collected if a recycling container is not also at the curb for collection. Trash containing recyclables is stickered and not collected by the hauler, and the municipality follows up with non-compliant households*. [1 point]
 - * For this option, 'following up with non-compliant households' means: The hauler notifies municipal officials daily of each household where trash is left, including the reason it was not collected. The municipality tracks violations and follows up with any household found to be non-compliant more than once by sending a letter to the residence and/or property owner on municipal letterhead.

Eligibility Notes:

- The municipality must have, in effect as of June 15, 2016, a mandatory recycling regulation, ordinance or bylaw.
- For the first three options listed above, the mandatory recycling regulation, ordinance or bylaw must provide for the issuing of fines for non-compliance.
- The enforcement coordinator or hauler must be actively enforcing the rules on or before June 15, 2016;
- In addition to enforcing mandatory recycling, the enforcement coordinator may also enforce other components of the solid waste program including trash limits and contaminants in recycling.
- The municipality must track violations and follow-up with households found to be non-compliant more than once. At a minimum follow-up must entail a letter, on municipal letterhead, to the resident and/or property owner.

All options under this criterion will require substantiation. The applicant must be able to document the number of initial violations (i.e., first time at a particular address) issued in the current fiscal year, and the number of repeat violations issued in the current fiscal year. Applicants may be asked to provide a sample of the municipal letter mailed to repeat violators.

Household Hazardous Waste (HHW) Collection

- Host a permanent HHW collection center – minimum 6 x year [2 points]
- Participate in regional HHW collection center – min 6 x year [2 points]
- Participate in reciprocal arrangement – min 6 x year [2 points]
- Host comprehensive HHW collection events twice per year [1 point]
- Fund two comprehensive HHW collection events each year [1 point]

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Eligibility Notes:

- **NEW:** for all criterion options the applicant must provide a link directly to the municipal webpage which lists the date, times and locations of all collection event dates claimed. For example, when claiming a reciprocal arrangement which provides residents with access to six events throughout the year, all six dates must be listed on the webpage. This web posting has always been a requirement, what is new this year is the applicant must provide the url directly to the page.
- Only comprehensive HHW collection events can be counted under this criterion. A comprehensive HHW collection event accepts a broad range of household hazardous products from residents, including but not limited to: pesticides, pool chemicals, oil based paint and other flammables, automotive products, elemental mercury, cleaning products and other chemicals;
- Collection events for only a subset of materials (ex., paint collection, motor oil collection) do not count toward the required minimum for the option selected;
- Assessing a user fee is allowable under the first four options
- To earn point for hosting a **permanent Household Hazardous Waste collection center**, the applicants facility must be listed on MassDEP's website: <http://www.mass.gov/eea/agencies/massdep/recycle/hazardous/household-hazardous-waste-collection-facilities.html>.
- To earn points for participating in "**regional**" HHW collection center a municipality must have an agreement with a regional collection center that is open a minimum of six times per year. This agreement may be in the form of a contract or memorandum of understanding. A membership fee is paid by participating municipalities to be part of the group. Alternatively, a municipality will qualify under this option if it signs a contract with a privately operated HHW facility and places on account (i.e., pays up front) with the HHW facility a sum of money sufficient to cover 1% of the town's TOTAL HOUSEHOLDS multiplied by \$50 per household. The HHW facility must be within 20 mile of the municipality. Residents must be allowed to drop-off HHW at the facility at least once per month, eight months of the year. If you select this option you will be asked for the name of the facility. A privately operated HHW facility (or the municipality) will be required to provide a copy of the contract demonstrating the alternative requirement is met. The hours of operation of the regional HHW collection Center must be posted on the municipal website AND be promoted through all other channels used for educating residents about HHW disposal options;
- To earn points for participating in a "**reciprocal**" arrangement for HHW collection events a municipality must have an agreement with a group of municipalities that allows for unrestricted access to a minimum of six events hosted by the municipalities of the group. Requiring pre-registration is allowable but not a requirement. Asking out-of-town residents to arrive during a specified timeframe is allowable. The list of event locations, dates and times must posted to the municipal website AND be promoted through all other channels used for educating residents about HHW disposal options. If you select this option, you will be asked to list the other participating municipalities. To meet the criteria in the HHW reciprocal agreement category, the municipalities website must include a list of all six HHW events, or explicitly state residents have access to six events and link directly to that list;
- To earn the point for hosting two comprehensive events per year, both events must be in your municipality. If you select this option you will be asked for the date of the last event and the date of the next event;
- To earn the point for funding two comprehensive events per year, a municipality must host one comprehensive HHW event and be partnered with another municipality that holds a comprehensive event. All residents from both towns must be allowed to participate in either event at no cost to the resident. The dates and locations of both events must be advertised on the municipal website.
- NO POINTS are earned by municipalities who are essentially "hands-off" or "washed hands" when it comes to HHW, merely directing residents to open events in other municipalities;
- Directing residents to privately owned HW facilities does not count.

Center for Hard to Recycle Materials (CHARM) [2 points]

To qualify for the CHARM points the municipality must meet all of the following criteria:

1. Items collected for **recycling** at a **single permanent location**
2. The Center must be open a minimum of once per month
3. The Center must be in your municipality or a contiguous community (i.e., shares a border)
4. Residents must be able to drop-off a minimum of 5 items listed below:
 - Automotive wastes – must collect all of the following: antifreeze, waste oil, tires, lead-acid auto batteries
 - Books/media
 - Bulky rigid plastics
 - Carpet
 - Electronic wastes – all computer and TV related electronics
 - Expanded polystyrene (ex., Styrofoam)
 - Large appliances
 - Mattresses
 - Mercury bearing products – must collect all of the following: fluorescent lamps/CFLs, button batteries, thermostats, thermometers, other mercury containing products
 - Paint

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- Textiles
- Wood

Eligibility Notes:

- All materials must be source separated.
- For each material you claim to be recycled at this CHARM, you will be asked to list the vendors used for recycling/processing. Combustion, even with energy recovery, is NOT recycling.
- Carpet collected with mixed C&D sent to a C&D processor does not count. This material must be source separated and sent to a recycler.
- Tires – you can still qualify if the tire recycler you use sells a portion of their shredded tires for fuel;
- Paint – may be sent for recycling, fuels blending, or hazardous waste disposal;
- Mattresses – deconstructing a mattress and recycling the wood and metal, and disposing of the foam, batting and fabric will count as recycling for this criterion. Next year your recycler will be required to recycle 85%, by weight, of all mattress components.
- Wood – Collecting mixed C&D and sending it to a C&D processor does not count. This must be source separated C&D wood. MassDEP is trying to drive better and higher uses of materials sent to C&D processors.

Earning Points – Drop-off Programs

Solid Waste Program

- SMART/PAYT program is currently in place which requires all trash to be placed in a SMART/PAYT bag [4 points]
- SMART/PAYT program is currently in place which requires the use of stickers or tags affixed to each bag of trash disposed of at the transfer station, OR the use of a punchcard which is punched for each bag of trash disposed of at the transfer station [4 points]
- A SMART/PAYT program is currently in place where the municipality provides households with no more than 52 SMART/PAYT bags per year. Residents must purchase PAYT bags for trash in excess of 52 bags [3 points]
- SMART/PAYT program is currently in place where the municipality provides households with no more than 52 SMART/PAYT stickers, tags or units on a punchcard per year. Residents must purchase additional stickers, tags or punchcards for trash in excess of 52 bags [3 points]

Eligibility Notes:

- A “first bag free” program applies to municipalities that give their residents no more than 52 bags per year, usually as part of the transfer station sticker renewal process;
- If in a full PAYT program “free” units of trash (bags, stickers, tags or punches) are provided to a subset of the households in excess of 4% of households served, the municipality is NOT eligible for the Full SMART/PAYT points, but does earn points as a “first bag free” program [4 points]. This scenario occurs when free bags are provided based on some criteria such as need or age.

Swap Shop

- The municipality operates a Swap Shop where residents can drop-off reusable home goods and furnishings for others to take. The Swap Shop must be sufficiently enclosed to protect swap shop items from the weather and preserve reuse value. [2 points]

Eligibility Notes:

- A ‘swap area’, or ‘swap table’ that is cleared into the trash (solid waste) at the end of each day does not qualify for these points.

Organics

- Source separated food waste collected at a municipally owned collection center [2 points]

Bulky Items

- Minimum fee of \$5 for at least 3 of these items: Mattresses, upholstered furniture, wood furniture, toilets, sinks, carpet [1 point]

Eligibility Notes:

- The bulky item fee schedule must be posted on the municipal website. You will be required to provide the link to this posted fee schedule;
- For this RDP criterion, Bulky Items collected can be disposed OR recycled; in the CHARM Criterion all materials must be RECYCLED.
- If you do not accept one of these items for disposal or recycling, and instead you provide residents with the name of a company that will pick the item(s) up curbside for a fee, you can count this item toward the

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required three. For example, if you do not accept mattresses at your transfer station for recycling or disposal and instead you provide residents with the name and contact information of a company that, for a fee, will pick up a mattress curbside, this counts.

Yard Waste

- o Drop-off location open minimum of 30 weeks per year [2 points]

Eligibility Notes:

- Yard waste means: leaves and grass clippings;
- Christmas tree collection does not count toward the number of weeks yard waste is collected
- Criteria are silent on the number of days or hours per week that the drop-off must be open to earn points.

Household Hazardous Waste (HHW) Collection

- o Host a permanent HHW collection center – minimum 6 x year [2 points]
- o Participate in regional HHW collection center – min 6 x year [2 points]
- o Participate in reciprocal arrangement – min 6 x year [2 points]
- o Host comprehensive HHW collection events twice per year [1 point]
- o Fund two comprehensive HHW collection events each year [1 point]

Eligibility Notes:

- **NEW:** for all criterion options the applicant must provide a link directly to the municipal webpage which lists the date, times and locations of all collection event dates claimed. For example, when claiming a reciprocal arrangement which provides residents with access to six events throughout the year, all six dates must be listed on the webpage. This web posting has always been a requirement, what is new this year is the applicant must provide the url directly to the page.
- Only comprehensive HHW collection events can be counted under this criterion. A comprehensive HHW collection event accepts a broad range of household hazardous products from residents, including but not limited to: pesticides, pool chemicals, oil based paint and other flammables, automotive products, elemental mercury, cleaning products and other chemicals;
- Collection events for only a subset of materials (ex., paint collection, motor oil collection) do not count toward the required minimum for the option selected;
- Assessing a user fee is allowable under the first four options;
- To earn point for hosting a **permanent Household Hazardous Waste collection center**, the applicants facility must be listed on MassDEP's website: <http://www.mass.gov/eea/agencies/massdep/recycle/hazardous/household-hazardous-waste-collection-facilities.html>;
- To earn points for participating in a **"regional" HHW collection center** a municipality must have an agreement with a regional collection center that is open a minimum of six times per year. This agreement may be in the form of a contract or memorandum of understanding. A membership fee is paid by participating municipalities to be part of the group. Alternatively, a municipality will qualify under this option if it signs a contract with a privately operated HHW facility and places on account (i.e., pays up front) with the HHW facility a sum of money sufficient to cover 1% of the town's TOTAL HOUSEHOLDS multiplied by \$50 per household. The HHW facility must be within 20 mile of the municipality. Residents must be allowed to drop-off HHW at the facility at least once per month, eight months of the year. If you select this option you will be asked for the name of the facility. A privately operated HHW facility (or the municipality) will be required to provide a copy of the contract demonstrating the alternative requirement is met. The hours of operation of the regional HHW collection Center must be posted on the municipal website AND be promoted through all other channels used for educating residents about HHW disposal options;
- To earn points for participating in a **"reciprocal" arrangement for HHW collection events** a municipality must have an agreement with a group of municipalities that allows for unrestricted access to a minimum of six events hosted by the municipalities of the group. Requiring pre-registration is allowable but not a requirement. Asking out-of-town residents to arrive during a specified timeframe is allowable. The list of event locations, dates and times must posted to the municipal website AND be promoted through all other channels used for educating residents about HHW disposal options. If you select this option, you will be asked to list the other participating municipalities. To meet the criteria in the HHW reciprocal agreement category, the municipalities website must include a list of all six HHW events, or explicitly state residents have access to six events and link directly to that list;
- To earn the point for hosting two comprehensive events per year, both events must be in your municipality. If you select this option you will be asked for the date of the last event and the date of the next event;
- To earn the point for funding two comprehensive events per year, a municipality must host one comprehensive HHW event and be partnered with another municipality that holds a comprehensive event. All residents from both towns must be allowed to participate in either event at no cost to the resident. The dates and locations of both events must be advertised on the municipal website.
- NO POINTS are earned by municipalities who are essentially "hands-off" or "washed hands" when it comes to HHW, merely directing residents to open events in other municipalities;
- Directing residents to privately owned HW facilities does not count.

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Center for Hard to Recycle Materials (CHARM) [2 points]

To qualify for the CHARM points the municipality must meet all of the following criteria:

2. Items collected for **recycling** at a **single permanent location**
3. The Center must be open a minimum of once per month
4. The Center must be in your municipality or a contiguous community (i.e., shares a border)
5. Residents must be able to drop-off a minimum of 7 items listed below:
 - o Automotive wastes – must collect all of the following: antifreeze, waste oil, tires, lead-acid auto batteries
 - o Books/media
 - o Bulky rigid plastics
 - o Carpet
 - o Electronic wastes – all computer and TV related electronics
 - o Expanded polystyrene (ex., Styrofoam)
 - o Large appliances
 - o Mattresses
 - o Mercury bearing products – must collect all of the following: fluorescent lamps/CFLs, button batteries, thermostats, thermometers, other mercury containing products
 - o Paint
 - o Textiles
 - o Wood

Eligibility Notes:

- All materials must be source separated.
- For each material you claim to be recycled at this CHARM, you will be asked to list the vendors used for recycling/processing. Combustion, even with energy recovery, is NOT recycling.
- Carpet collected with mixed C&D sent to a C&D processor does not count. This material must be source separated and sent to a recycler.
- Tires – you can still qualify if the tire recycler you use sells a portion of their shredded tires for fuel;
- Paint – may be sent for recycling, fuels blending, or hazardous waste disposal;
- Mattresses – deconstructing a mattress and recycling the wood and metal, and disposing of the foam, batting and fabric will count as recycling for this criterion. Next year your recycler will be required to recycle 85%, by weight, of all mattress components.
- Wood – Collecting mixed C&D and sending it to a C&D processor does not count. This must be source separated C&D wood. MassDEP is trying to drive better and higher uses of materials sent to C&D processors.

Hauler Regulation

The municipality has a hauler regulation, ordinance or bylaw that is actively enforced, which requires private haulers providing trash collection service to residents to also provide recycling collection at one integrated price [3 points]

Eligibility Notes:

- If you select this option you will be asked to attached a copy of the regulation, ordinance or bylaw which demonstrates the integrated pricing requirement;
- If you select this option you will be required to draft and attach documentation demonstrating **active enforcement** is taking place. This should include, but is not limited to: description of the enforcement protocol or procedure, identification by title of the person(s) responsible for enforcement, documentation of warnings given, fines levied and permits revoked as a result of this enforcement activity.

Hauler and Business Recycling Access

- o Haulers collecting from residential customers are encouraged to tip recyclables at a municipal facility; annual mailing required [2 points]
- o Businesses are encouraged to bring recyclables to the municipal drop-off; annual mailing required [1 point]

Eligibility Notes for hauler access:

- Private haulers serving your residents may plan their collection routes such that they are also collecting from residents in another municipality in the same load. To earn these points, the hauler must be able to tip recyclables even if all of the material is not generated by your residents;
- Must be able to accommodate small packer trucks;
- Must be able to take loads greater than 5 cubic yards, which may require a permit change;
- This may not be feasible for some transfer stations due to facility size and capability to handle increased volume;
- May meet outreach requirement by doing outreach to permitted haulers;
- May charge a fee for haulers to tip recyclables;
- If local regulation, ordinance or bylaw prohibits private haulers from tipping recyclables generated and collected in another municipality, then you are NOT eligible for these points.



Town of Brookline

Massachusetts

**Department of Planning and
Community Development**

Town Hall, 3rd Floor
333 Washington Street
Brookline, MA 02445-6899
(617) 730-2130 Fax (617) 730-2442
asteinfeld@brooklinema.gov

**Alison C. Steinfeld
Director**

TO: Board of Selectmen
FROM: Alison C. Steinfeld, Planning Director
SUBJ: 111 Cypress Street—40B Technical Assistance
DATE: October 28, 2017

Attached please find a Ch. 40B Technical Review Assistance Application relative to the Comprehensive Permit Application for 111 Cypress Street.

Please authorize the Chair to sign the application to the Massachusetts Housing Partnership so that the State may engage a 40B expert on behalf of the Town to help facilitate the permitting process.

Thank you.



MASSACHUSETTS HOUSING PARTNERSHIP
Community Housing Initiatives

DATE: _____

MHP STAFF CONTACT: _____

Ch. 40B Technical Review Assistance Application

Please speak to Community Housing Initiatives staff to discuss your project before requesting an application.

Be sure to identify the contact you spoke with in the space provided above.

CONTACT INFORMATION

MUNICIPAL CONTACT FOR APPLICATION: ALISON STEINFELD—PLANNING DIRECTOR	TITLE:	ZBA CHAIR: MARK ZUROFF (SERVING AS CHAIR OF THIS ZBA PANEL)	CHIEF ELECTED OFFICIAL: BOARD OF SELECTMEN NEIL WISHINSKY, CHAIR C/O MEL KLECKNER, TOWN ADMINISTRATOR	TITLE:
ADDRESS: PLANNING DEPARTMENT 333 WASHINGTON STREET		ADDRESS: PLANNING DEPARTMENT 333 WASHINGTON STREET	ADDRESS: BOARD OF SELECTMEN 333 WASHINGTON STREET	
CITY/TOWN/ZIP BROOKLINE, MA 02445		CITY/TOWN/ZIP BROOKLINE, MA 02445	CITY/TOWN/ZIP BROOKLINE, MA 02445	
PHONE: 617-730-2130	FAX: 617-730-2442	PHONE: 617-730-2130	FAX: 617-730-2442	
PHONE: 617-730-2130	FAX: 617-730-2442	PHONE: 617-730-2200	FAX: 617-730-2054	
EMAIL: ASTEINFELD@BROOKLINEMA.GOV		EMAIL: MARK@ZUROFFLAW.COM	EMAIL: MKLECKNER@BROOKLINEMA.GOV	

PROJECT INFORMATION

PROJECT NAME: CYPRESS APARTMENTS AT BROOKLINE HILLS	DEVELOPER: 107-111 CYPRESS STREET REALTY TRUST
PRINCIPALS: HENRY R. LEWIS, TRUSTEE RANDY LILLY	ATTORNEY: MARK BOBROWSKI
CONSULTANTS: EDWARD H. MARCHANT	ENGINEER(S): VANASSE & ASSOCIATES, INC.

DEVELOPMENT SITE & ZBA MEETINGS:

- Number of Units Proposed: *Total:* ____99____ *Affordable:* ____25____
- Project type: Rental ____yes____ Homeownership _____
- What is the size of the site? ____39,965 square feet
- Date Permit Filed with ZBA: ____October 19, 2016____
- What are the dates and times of regularly scheduled ZBA meetings for this project?

Evenings at 7:00p.m.

To speak to Community Housing Initiatives staff about your project prior to submitting this application,
call 617-330-9955

160 Federal Street, 2nd Floor, Boston, MA 02110

6. Have hearings already been held for this project? ____no

Dates: _____

SITE APPROVAL/ELIGIBILITY LETTER:

7. What is the source of the site approval letter?

Massachusetts Housing Finance Agency _____

If NEF, please provide the name of the bank: _____

Date of site approval letter: ____June 24, 2016__

Please include a copy of the site approval letter with your application.

8. Please describe the proposed development of the site including site description, surrounding area and adjacent uses, unique characteristics of site, design or building configuration. Feel free to attach supporting material.

The project abuts a single and two-family residential neighborhood and is located on an extraordinarily busy street in terms of vehicular, bicycle and pedestrian traffic. The property is approximately 8-10 feet below Cypress Street and abuts MBTA green line tracks and the Brookline Hills T station. It is within a block of Route 9 and a few blocks of Brookline High School.

9. What are the main municipal concerns with the project?

The height, size, scale and massing of the building and the associated visual, traffic, circulation and drainage impacts. Of particular concern is the fact that the subject property abuts a residential neighborhood consisting predominantly of 2 ½ story single and two-family homes. The project is fundamentally too big for its context; it, in fact, overwhelms the site. Further, this section of Cypress Street is subject to heavy vehicular traffic throughout the day and extensive pedestrian traffic given its proximity to both Brookline High School and the abutting green line station.

10. What specific review issues would you like assistance?

All areas of expertise including but not limited to advice and guidance during the public hearings and working sessions. Ongoing explanations of 40B regulations provided by an expert with experience in and knowledge of the 40B process and regulations have proven extremely valuable at all stages of the 40B process.

11. Do any municipal staff or ZBA members have prior experience reviewing comprehensive permits?

Yes.

12. Does the municipality have a Master Plan or a Housing Plan that addresses affordable housing? Yes: ☒ No: ☐

a. Is the plan DHCD certified? Yes: ☐ No: ☒

13. Has the municipality adopted Comprehensive Permit review rules? Yes: ☒ No: ☐

14. Who is the counsel for the ZBA on this project? Brookline Town Counsel's Office

What comprehensive permits have been submitted to the municipality in the last 10 years?

NAME OF PROJECT	FUNDING SOURCE	APPROVED/DENIED	DATE
St. Aidan's—158 Pleasant St. & 207 Freeman St.	DHCD-HOME funds— Brookline Housing Trust	Approved	ZBA-2003
Paragon-45 Marion St.	MassHousing	Approved after appeal	ZBA-2004. Superior Court. 2/16/10

**To speak to Community Housing Initiatives staff about your project prior to submitting this application,
call 617-330-9955**

160 Federal Street, 2nd Floor, Boston, MA 02110

C. - 4

Residences of South Brookline—Independence Drive	MassDevelopment	Approved. In litigation	ZBA approval 2/14/15
21 Crown—21 Crowningshield Road	MassHousing	Approved	ZBA approval 4/14/16
1180 Boylston Street	MassHousing	Pending before ZBA	Hearing opened 6/9/16
Puddingstone at Chestnut Hill—Independence Drive	MassDevelopment	Pending before ZBA	Hearing opened 5/9/16
40 Centre Street	MassHousing	Pending before ZBA	Hearing opened 5/23/16
420 Harvard Street	MHP	Pending before ZBA	Hearing opened 5/31/16

SIGNATURE OF CHIEF ELECTED OFFICIAL:

DATE:

SIGNATURE OF ZBA CHAIR:

DATE:

PRINT NAME, TITLE:

PRINT NAME:

To speak to Community Housing Initiatives staff about your project prior to submitting this application,
call 617-330-9955
160 Federal Street, 2nd Floor, Boston, MA 02110



Massachusetts Housing Finance Agency
One Beacon Street, Boston, MA 02108

TEL: 617.854.1000 | Fax: 617.854.1091
Vp: 866.758.1435 | www.masshousing.com

June 24, 2016

107-111 Cypress Realty Trust
c/o The Aspen Group
100 Riverpark Drive
North Reading, MA 01864
Attention: Mr. Randall Lilly, Consultant

**Re: Cypress Apartments at Brookline Hills
MassHousing # 825**

Dear Mr. Lilly:

This letter is in response to your application as "Applicant" for a determination of Project Eligibility ("Site Approval") pursuant to Massachusetts General Laws Chapter 40B ("Chapter 40B"), 760 CMR 56.00 (the "Regulations") and the Comprehensive Permit Guidelines issued by the Department of Housing and Community Development ("DHCD") (the "Guidelines" and, collectively with Chapter 40B and the Regulations, the "Comprehensive Permit Rules"), under the New England Fund ("NEF") Program ("the Program") of the Federal Home Loan Bank of Boston ("FHLBB").

107-111 Realty Trust, LLC has submitted an application with MassHousing pursuant to Chapter 40B. You have proposed to build 99 units, including 25 affordable units, of rental housing (the "Project") on approximately .89 acres (38,965 square feet) of land located at 111 Cypress Street (the "Site") in Brookline, MA (the "Municipality").

In accordance with the Comprehensive Permit Rules, this letter is intended to be a written determination of Project Eligibility ("Site Approval") by MassHousing acting as Subsidizing Agency under the Guidelines, including Part V thereof, "Housing Programs In Which Funding Is Provided By Other Than A State Agency."

MassHousing has performed an on-site inspection of the Site, which local boards and officials were invited to attend, and has reviewed the pertinent information submitted by the Applicant, the Municipality and others in accordance with the Comprehensive Permit Rules.

*CYPRESS APARTMENTS AT BROOKLINE HILLS
107-111 Cypress Realty Trust, LLC
MassHousing # 825*

Municipal Comments

The Municipality was given a thirty (30) day period, in which to review the Site Approval application and submit comments and recommendations to MassHousing. The Chairman of the Brookline Board of Selectmen provided a letter (received by MassHousing on May 18, 2016) summarizing comments from Municipal departments, boards and committees, and identifying specific concerns with the proposed Project.

Municipal comments focused primarily on concerns relative to the Project's size, scale, and number of units, traffic, safety, and visual impacts on the surrounding neighborhood.

- The Municipality noted that that this portion of Cypress Street is already characterized by a high level of automobile, bike and pedestrian traffic, and expressed concern that the Project would exacerbate existing traffic congestion in this area. In particular, public safety officials expressed concern about the placement of the garage entrance and associated curb cut on Cypress Street, noting that cars attempting to pull out of the garage would put passing bikers and pedestrians at risk, and would further slow passing automobile traffic.
- The Municipality recommended that the ratio of parking spaces to number of housing units be "dramatically reduced" noting that the Site was in close proximity to public transportation, and within walking distance of a wide variety of good and services.
- The Municipality expressed concerns about the height, size, scale and massing of the proposed multi-family building, noting that it was out of context with nearby one- and two-family residential development, and approximately 15' taller than nearby multi-family buildings. They recommended that the developer reduce the size of the building by removing the underground parking and reducing the number of units.
- The Municipality expressed concern that the proposed building design and site plan would detract from the Cypress Street streetscape. They noted, in particular, that the location of the garage door facing out onto Cypress Street was incompatible with area development patterns. They further urged the developer to place trash and recycling storage inside the building, mitigate possible noise and visual impacts from rooftop condensers; and provide additional street trees.
- The Municipality expressed concern about the lack of usable open space for Project residents, and encouraged the Applicant to provide, at a minimum, a landscaped rooftop area.
- The Municipality requested that the Applicant provide additional information intended to facilitate their review, including a 3D model, site plan showing abutting buildings, and storm water and drainage reports, among other things.

CYPRESS APARTMENTS AT BROOKLINE HILLS
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- The Municipality encouraged the applicant to work with the MBTA to provide direct pedestrian access from the Project to the adjacent Brookline Hills MBTA stop.
- The Municipality recommended restricting vehicles exiting the Site onto Brington Road to left hand turns only, to prevent traffic from driving through the Brington Road neighborhood.

The letter concluded by encouraging the Applicant to work with the Town to revise the site plan in such a way that would address these concerns.

MassHousing Determination

MassHousing staff has determined that the Project appears generally eligible under the requirements of the Program, subject to final review of eligibility and to Final Approval. As a result of our review, we have made the findings as required pursuant to 760 CMR 56.04(1) and (4). Each such finding, with supporting reasoning, is set forth in further detail on Attachment 1 hereto.

Based on MassHousing's site and design review, and in light of feedback received from the Municipality and abutters, the following issues should be addressed in your application to the Zoning Board of Appeals, and you should be prepared to explore them more fully in the public hearing process:

- Development of this Site will require compliance with all state and federal environmental laws, regulations and standards applicable to existing conditions and to the proposed use related to building construction, stormwater management, wastewater collection and treatment, and hazardous waste safety. The Applicant should expect that the Municipality will require evidence of such compliance prior to the issuance of a building permit for the Project.
- The Applicant should be prepared to provide sufficient data to assess the Project's potential traffic impacts on area roadways and intersections, and to respond to requests for appropriate mitigation.
- The Applicant should be prepared to respond to the Municipality's request for a reduction in the number of parking spaces, and to explore possible strategies to reduce the ratio of parking space per unit.
- The Applicant should be prepared to respond to Municipal concerns relative to the placement of a curb cut and garage entrance on Cypress Street, and associated safety risks to passing pedestrians, bikers and automobiles.
- The Applicant should be prepared to address Municipal and abutter concerns relative to the size, scale and architectural style of the proposed multi-family building, and

CYPRESS APARTMENTS AT BROOKLINE HILLS
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potentially negative visual impacts to Cypress Street and surrounding neighborhood, and to fully describe measures to address and mitigate these concerns.

- The Applicant should be prepared to respond to Municipal concerns relative to the lack of on-site usable open space for Project residents.
- The Applicant should be prepared to respond to the Municipality's request that they work with the MBTA to provide direct pedestrian access through the Site to the Brookline Hills Green Line stop.
- The Applicant should respond to reasonable requests from the Municipality for additional Project information relative to proposed utilities, landscaping, site lighting, trash removal and snow storage.

This Site Approval is expressly limited to the development of no more than 99 rental units under the terms of the Program, of which not less than 25 of such units shall be restricted as affordable for low or moderate income persons or families as required under the terms of the Guidelines. It is not a commitment or guarantee of NEF financing and does not constitute a site plan or building design approval. Should you consider, prior to obtaining a comprehensive permit, the use of any other housing subsidy program, the construction of additional units or a reduction in the size of the Site, you may be required to submit a new Site Approval application for review by MassHousing. Should you consider a change in tenure type or a change in building type or height, you may be required to submit a new site approval application for review by MassHousing.

For guidance on the comprehensive permit review process, you are advised to consult the Guidelines. Further, we urge you to review carefully with legal counsel the M.G.L. c.40B Comprehensive Permit Regulations at 760 CMR 56.00.

This approval will be effective for a period of two years from the date of this letter. Should the Applicant not apply for a comprehensive permit within this period this letter shall be considered to be expired and no longer in effect unless MassHousing extends the effective period of this letter in writing. In addition, the Applicant is required to notify MassHousing of the following: (1) the Applicant applies to the local ZBA for a Comprehensive Permit, (2) the ZBA issues a decision and (3) any appeals are filed.

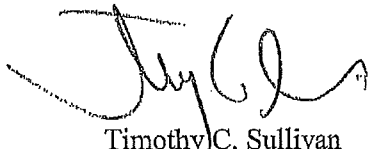
Should a comprehensive permit be issued, please note that prior to (i) commencement of construction of the Project or (ii) issuance of a building permit, the Applicant is required to submit to MassHousing a request for Final Approval of the Project (as it may have been amended) in accordance with the Comprehensive Permit Rules (see especially 760 CMR 56.04(07) and the Guidelines including, without limitation, Part III thereof concerning Affirmative Fair Housing Marketing and Resident Selection). Final Approval will not be issued unless MassHousing is able to make the same findings at the time of issuing Final Approval as required at Site Approval.

*CYPRESS APARTMENTS AT BROOKLINE HILLS
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Please note that MassHousing may not issue Final Approval if the Comprehensive Permit contains any conditions that are inconsistent with the regulatory requirements of the New England Fund Program of the FHLBB, for which MassHousing serves as Subsidizing Agency, as reflected in the applicable regulatory documents. In the interest of providing for an efficient review process and in order to avoid the potential lapse of certain appeal rights, the Applicant may wish to submit a "final draft" of the Comprehensive Permit to MassHousing for review. Applicants who avail themselves of this opportunity may avoid significant procedural delays that can result from the need to seek modification of the Comprehensive Permit after its initial issuance.

If you have any questions concerning this letter, please contact Katy Lacy at (617) 854-1098.

Sincerely,



Timothy C. Sullivan
Executive Director

cc: Ms. Chrystal Kornegay, Undersecretary, DHCD
Neil Wishinsky, Chair, Board of Selectmen
Melvin Kleckner, Town Administrator
Alison Steinfeld, Planning Director

*CYPRESS APARTMENTS AT BROOKLINE HILLS
107-111 Cypress Realty Trust, LLC
MassHousing # 825*

Attachment 1

760 CMR 56.04 Project Eligibility: Other Responsibilities of Subsidizing Agency
Section (4) Findings and Determinations

Cypress Apartments at Brookline Hills, Brookline, MA #825

MassHousing hereby makes the following findings, based upon its review of the application, and taking into account information received during the site visit and from written comments:

(a) that the proposed Project appears generally eligible under the requirements of the housing subsidy program, subject to final approval under 760 CMR 56.04(7);

The Project is eligible under the NEF housing subsidy program and at least 25% of the units will be available to households earning at or below 80% of the Area Median Income, adjusted for household size, as published by the U.S. Department of Housing and Urban Development ("HUD"). The most recent HUD income limits indicate that 80% of the current median income for a four-person household in Brookline is \$73,050.

The 25 affordable units will have rent levels of \$1,187 for the 4 studio units, \$1,258 for the 10 one-bedroom units, \$1,499 for the 9 two-bedroom units, and \$1,721 for the 2 three bedroom units less utility allowances of \$91, \$112, \$144 and \$178, respectively. MassHousing's Appraisal and Marketing Division (A&M) have reviewed proposed affordable rents and report that they accurately reflect current affordable rent levels for the Boston-Cambridge-Quincy HMFA under the NEF Program.

A letter of interest was provided by Brookline Bank, a member bank of the Federal Home Loan Bank of Boston.

(b) that the site of the proposed Project is generally appropriate for residential development, taking into consideration information provided by the Municipality or other parties regarding municipal actions previously taken to meet affordable housing needs, such as inclusionary zoning, multifamily districts adopted under c.40A, and overlay districts adopted under c.40R, (such finding, with supporting reasoning, to be set forth in reasonable detail);

Based on a site inspection by MassHousing staff, internal discussions, and a thorough review of the application, MassHousing finds that the Site is suitable for residential use and development and that such use would be compatible with surrounding uses, and would directly address the local need for housing.

The Town of Brookline does not have a DHCD Certified Housing Production Plan. The municipal comment letter identifies a variety of policy objectives and initiatives which have

*CYPRESS APARTMENTS AT BROOKLINE HILLS
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MassHousing # 825*

contributed to Brookline's affordable housing stock, including the enactment of an inclusionary zoning provision, the creation of an Affordable Housing Trust, and active financing for the development of new and the preservation of existing affordable housing. Despite these actions, according to DHCD's Chapter 40B Subsidized Housing Inventory (SHI), updated through February 22, 2016, Brookline has 2,254 Subsidized Housing Inventory (SHI) units (8.6 % of its housing inventory), which is 371 units short of the statutory minima requirement of 10%.

The need for additional affordable housing is further supported by U.S. Census data from the 2010-2014 American Community Survey (ACS), which indicates that approximately 19.9% (5,066 households) earn less than 30% of the HUD published 2016 AMI (\$98,100), approximately 29.9% (7,600 households) earn less than 50% of the 2016 AMI, and nearly 34.9% of Brookline residents earn less than 60% AMI.

(c) that the conceptual project design is generally appropriate for the site on which it is located, taking into consideration factors that may include proposed use, conceptual site plan and building massing, topography, environmental resources, and integration into existing development patterns (such finding, with supporting reasoning, to be set forth in reasonable detail);

Relationship to Adjacent Building Typology (including building massing, site arrangement, and architectural details):

Buildings found in the area feature a wide variety of architectural styles and materials, including wood-frame Victorian-style homes, classic triple-deckers, single-story brick storefronts, and larger, multi-family apartment buildings. With the exception of the metal-clad, prefabricated structure currently occupying the Site, they all reference, in one way or another, elements from Brookline's traditional 19th and early 20th-century building stock. The proposed new building, while clearly contemporary, includes details and materials that are compatible with the architectural character of the neighborhood. Efforts intended to lessen the impression of building mass include an alternating brick and metal panelled façade with protruding, multi-story bays; large framed windows on all sides; and a partially stepped-in top floor that uses color and material aimed at reducing the perceived building height.

Relationship to adjacent streets/Integration into existing development patterns

This portion of Cypress Street is characterized by a semi-urban mix of uses, including small-scale commercial establishments, small and mid-scale multi-family development, and a Town playground. The Site is bounded by the Brookline Hills Green-Line stop to the north, and the buildings and grounds of Brookline High School to the west.

The building's proposed placement fronts directly onto the public right-of-way, allowing it to conform with the existing streetscape along this section of Cypress Street, which is characterized by mid-sized buildings with minimal (or no) setbacks from the right-of-way. In an effort to reduce visual impacts on the residential neighborhood on Brington Road, the building is sited as far from the Site's western boundary as possible.

CYPRESS APARTMENTS AT BROOKLINE HILLS
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Density

The Developer intends to build 99 residential units on approximately 9/10 of an acre (38,965 square feet) for a total density of 111.25 units per acre, which is comparable to other transit oriented residential development in the area.

Conceptual Site Plan

The Site Plan is straightforward, as a majority of the Site is occupied by the building and a small, surface parking area. The eastern façade of the building fronts directly onto Cypress Street, separated by a narrow, landscaped setback. The primary entrance into the Site is from the south on Brington Road, by way of a looped, one-way driveway leading around the small surface parking lot, past a drop-off at the front entrance to the garage entrance, and back out to Brington Road. A 27-foot wide grassy area, occupied by an existing sewer easement, separates the northern side of the building from the edge of the MBTA right-of-way.

Environmental Resources

The Site was already developed, and is currently occupied by a 2-story metal frame building, and paved parking lot. The Site has no wetlands on-site and is not located in the floodplain. While the application does not include information relative to energy code compliance at this point, its location immediately adjacent to a Green Line MBTA station and within walking distance to a variety of civic, retail and office uses aligns closely with sustainable development principles.

Topography

The Site is relatively flat, but sits approximately 8-10 feet below Cypress Street, separated by an existing retaining wall along the Site's western boundary. The site plan takes advantage of the change in elevation to provide a lower level of enclosed parking accessible from the rear (eastern) side of the building off Brington Road.

(d) that the proposed Project appears financially feasible within the housing market in which it will be situated (based on comparable rentals or sales figures);

The Applicant proposes 99 rental apartments to be financed under the NEF Program. There will be 75 market-rate units with proposed average rent levels of \$2100 for the 8 studio units, \$2500 for the 30 one-bedroom units, \$3,500 for the 30 two-bedroom units and \$4,300 for the 8 three-bedroom units. MassHousing's Appraisal and Marketing (A&M) reports that the developer's proposed market rents fall within the range of adjusted comparable market rents for this area.

A&M reports that there is strong demand for rental housing in the area, with increasing rental and occupancy rates over the past three years. Occupancy rates at comparable developments in the area average approximately 97%. The location will attract interest given its proximity to local services, employment, commuter routes and shopping. However, the proposed Project does not appear to offer some of the amenities (e.g. pool and sports courts) and unit styles (e.g. lofts) that are found in many of the newer rental communities in the market. A&M recommends that a more in depth analysis/market study be conducted at Final Approval to confirm the subject's market area, the depth of the target market, the preferences/demands of area renters (i.e. for the

CYPRESS APARTMENTS AT BROOKLINE HILLS
107-111 Cypress Realty Trust, LLC
MassHousing # 825

proposed unit types, building styles, services, and other amenities), and support for proposed rent levels.

(e) that an initial pro forma has been reviewed, including a land valuation determination consistent with the Department's Guidelines, and the Project appears financially feasible and consistent with the Department's Guidelines for Cost Examination and Limitations on Profits and Distributions (if applicable) on the basis of estimated development costs;

MassHousing has commissioned an as "As-Is" appraisal which indicates a land valuation of \$12,000,000. Based on a proposed investment of \$987,605 in cash equity, a contributed developer's fee of \$2,581,866, the application pro forma appears to be financially feasible and within the limitations on profits and distributions.

(f) that the Applicant is a public agency, a non-profit organization, or a Limited Dividend Organization, and it meets the general eligibility standards of the housing program; and

The Applicant must be organized as a Limited Dividend Organization. MassHousing sees no reason this requirement could not be met given information reviewed to date. The Applicant meets the general eligibility standards of the NEF housing subsidy program and has executed an Acknowledgment of Obligations to restrict their profits in accordance with the applicable limited dividend provisions.

(g) that the Applicant controls the site, based on evidence that the Applicant or a related entity owns the site, or holds an option or contract to acquire such interest in the site, or has such other interest in the site as is deemed by the Subsidizing Agency to be sufficient to control the site.

The Applicant controls the entire 38,965 square foot Site through a Deed from Samuel C. Hanna to 1078-111 Cypress Street Realty Trust, dated July 15, 1986 and recorded at the Norfolk Registry of Deeds at Book 7282, page 126. The property is currently leased to Brigham and Women's Hospital for use as office space.

From: Lauren L. Marotta <LLC2328@aol.com>
Sent: Friday, October 7, 2016 12:26:13 PM
To: Neil Wishinsky
Subject: Town Proclamation

Dear Chairman Wishinsky,

I am writing to request that Brookline issue a proclamation declaring November 17 "World Pancreatic Cancer Day" in the town. If passed, I request on behalf of the Pancreatic Cancer Action Network that a total of 3 originals of the proclamation be made available for our records. Please see below for a more detailed request letter, and please find the proposed proclamation text attached.

Thanks so much for your help!

Sincerely,
Lauren Marotta



Dear Chairman Wishinsky:

As your constituent, I am writing on behalf of the Pancreatic Cancer Action Network and the estimated 41,780 Americans who will die of pancreatic cancer in 2016, approximately 930 of whom live in Massachusetts. In 2016, pancreatic cancer will afflict approximately 53,070 Americans, 71% of whom will die within one year of their diagnosis, and 92% of whom will die within five years of diagnosis.

My grandfather passed away from pancreatic cancer in 2010 only nine months after being diagnosed. The following year, the local Boston Affiliate of the Pancreatic Cancer Action Network held their first fundraising walk, and my husband and I participated in memory of my grandfather. We have taken part in each of the organization's walks since and have also been volunteering with the group now for several years. Through this work, we have met many others impacted by pancreatic cancer and have become even more keenly aware of the terrible statistics associated with this disease.

To date, pancreatic cancer is the third leading cause of cancer death in the United States, and it is the only major cancer with a five-year relative survival rate in the single digits at just eight percent; furthermore, it is projected to become the second leading cause of cancer-related death in the U.S. by 2020. We need your help to shine a spotlight on this disease and finally make progress in developing treatments and early detection tools. By issuing a proclamation supporting the observance of November 17 as World Pancreatic Cancer Day in Brookline, MA, you can help us to raise awareness in our community.

I have attached a draft of the proclamation text for your review. We request that a total of 3 originals of the proclamation be made available for our records. I am happy to provide additional official Pancreatic Cancer Action Network material, including pancreatic cancer facts and statistics, upon request. Please contact me at 617-487-8723 or LLC2328@aol.com with any questions. I look forward to working with you to issue a proclamation that will recognize November 17 as World Pancreatic Cancer Day and bring much-needed attention to this deadly disease. Thank you for your interest in this important issue.

Sincerely,

Lauren Marotta
15 Francis Street #48
Brookline, MA 02446

The substance of this message, including any attachments, may be confidential, legally privileged and/or exempt from disclosure pursuant to Massachusetts law. It is intended solely for the addressee. If you received this in error, please contact the sender and delete the material from any computer.

Brookline, MA, Proclamation

RESOLUTION

Declaring November 17 "World Pancreatic Cancer Day" in the town of Brookline, MA.

WHEREAS, in 2016, an estimated 53,070 people in the United States will be diagnosed with pancreatic cancer, one of the deadliest cancers, and 41,780 will die from the disease;

WHEREAS pancreatic cancer surpassed breast cancer this year to become the third leading cause of cancer death in the United States, and it is projected to become the second leading cause by 2020;

WHEREAS pancreatic cancer is the only major cancer with a five-year relative survival rate in the single digits at just eight percent;

WHEREAS, when symptoms of pancreatic cancer present themselves, it is generally in later stages, and 71 percent of pancreatic cancer patients die within the first year of their diagnosis;

WHEREAS approximately 930 deaths will occur in Massachusetts in 2016;

WHEREAS pancreatic cancer is the seventh most common cause of cancer-related death in men and women across the world;

WHEREAS there will be an estimated 418,451 new pancreatic cancer cases diagnosed worldwide in 2020; and

WHEREAS the good health and well-being of the residents of Brookline, MA, are enhanced as a direct result of increased awareness about pancreatic cancer and research into early detection, causes, and effective treatments; therefore be it

RESOLVED that the Board of Selectmen designate November 17 as "World Pancreatic Cancer Day" in the town.



TOWN of BROOKLINE
Massachusetts

BUILDING DEPARTMENT

Daniel F. Bennett
Building Commissioner

To: Board of Selectmen, School Committee and Building Commission

From: Anthony Guigli, Owners Project Manager

Date: 26 October 2016

Re: Renovations and Additions to the Edward Devotion School
Award of Filed Sub-Bids for Guaranteed Maximum Price (GMP) #2 (Change Order #5),
and Approval of GMP#2 (Change Order #5)

On 4 October 2016, the Town of Brookline, acting through its Building Commission received, opened and read Filed Sub Bids for the Edward Devotion School for fifteen (15) pre-qualified trade work categories associated with GMP#2. Based on analysis and recommendation of the Architect, and reviewed by Town Counsel, the recommendation is to award/approve the following bidders in said categories of work as follows (see attached):

Masonry, Costa Brothers Masonry, Miscellaneous and Ornamental Iron, Roman Iron Works, Waterproofing, Dampproofing and Caulking, P.J. Spillane, Roofing and Flashing, Stanley Roofing, Metal Windows, GVW, Glass and Glazing, Chandler Architectural, Tile, West Floor Covering, Acoustical Tile, Central Ceilings, Resilient Floors, Capital Carpet & Flooring, Painting, Alpha Contracting, Elevators, Delta Beckwith, Fire Protection Work, Covenant Fire Protection, Plumbing Work, Grasseschi Plumbing, HVAC Work, Harold Bros. Mechanical, Electrical Work, Your Electrical Solution (YES).

The work of the Trade Contractors above and the work of the non-Trade contractors (bid directly to Shawmut Design & Construction (SDC)), constitute the balance of the work of the project (GMP #2) as described in Change Order #5, attached. You are asked to approve Change Order #5, in the amount of \$60,066,197.00 as recommended by the Architect. In doing so, the work of the project will continue to completion, expected in July 2018.

The updated project budget is attached. Please call or email with questions.

Thank you for the consideration of the above.

Revised Budget based on GMP2

<u>Category</u>	<u>Feas/Schmatic</u>	<u>Construction</u>	<u>Total</u>
Administration/OPM	100,000	2,000,000	2,100,000
Architect & Engineering	1,283,135	8,023,742	9,306,877
Other	250,965		250,965
CM at risk Pre construction		233,755	233,755
Shawmut's DD Construction		89,502,172	89,502,172
Miscellaneous		3,370,000	3,370,000
FF&E		3,535,000	3,535,000
Change Order Contingency		5,407,123	5,407,123
Owner Contingency		944,108	944,108
Leased Swing space		5,500,000	5,500,000
	1,634,100	118,515,900	120,150,000

DRAFT AIA® Document G701™ - 2001

Change Order

PROJECT *(Name and address):*

Edward Devotion School Project
Town of Brookline
333 Washington Street
Brookline, MA 02245

CHANGE ORDER NUMBER: 005

DATE: November 1, 2016

OWNER: ☒
ARCHITECT: ☒
CONTRACTOR: ☒
FIELD: ☐
OTHER: ☐
TO CONTRACTOR *(Name and address):*

Shawmut Woodworking & Supply, Inc.
dba Shawmut Design and Construction
560 Harrison Avenue
Boston, MA 02118

ARCHITECT'S PROJECT NUMBER: 401213

CONTRACT DATE: 6-23-2015

CONTRACT FOR: Construction Manager At Risk
Services

THE CONTRACT IS CHANGED AS FOLLOWS:
(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

Guaranteed Maximum Price in accordance with the attached qualifications.

The original Contract Sum was

\$ 10,548,719.00

The net change by previously authorized Change Orders

\$ 19,121,011.00

The Contract Sum prior to this Change Order was

\$ 29,669,730.00

The Contract Sum will be increased by this Change Order in the amount of

\$ 60,066,197.00

The new Contract Sum including this Change Order will be

\$ 89,735,927.00

The Contract Time will be increased by Zero (0) days.

The date of Substantial Completion as of the date of this Change Order therefore is July 31, 2018

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

HMFH Architects, Inc.

ARCHITECT *(Firm name)*

130 Bishop Allen Drive, Cambridge, MA
ADDRESS

Shawmut Woodworking & Supply, Inc.

CONTRACTOR *(Firm name)*

560 Harrison Ave., Boston MA
ADDRESS

Town of Brookline

OWNER *(Firm name)*

333 Washington Street, Brookline, MA
ADDRESS

BY *(Signature)*

Philip S. Lewis
(Typed name)

DATE

BY *(Signature)*

Kevin Sullivan
(Typed name)

DATE

BY *(Signature)*

(See Attached)
(Typed name)

DATE

**Additions and Renovations to Edward Devotion School
Town of Brookline
345 Harvard Street, Brookline, Massachusetts**

**Final GMP
Shawmut Design and Construction
Project No. 121526
November 1, 2016**

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- 2) Exhibit A - Enumeration of Plans, Specifications, Addenda, and ASIs**
- 3) Exhibit B - Guaranteed Maximum Price Proposal Summary Sheet**
- 4) Exhibit C - Contract Alternates (Not Used)**
- 5) Exhibit D - Construction Schedule**
- 6) Exhibit E - Allowances within the GMP**
- 7) Exhibit F - Assumptions, Clarifications, and Qualifications**
- 8) Exhibit G - Revised Price Proposal Form D, part E**
- 9) Exhibit H - Subcontractor Bid Tabs**
- 10) Exhibit I - Breakdown of Project Requirements**

11)

**Edward Devotion School
345 Harvard Street, Brookline, Massachusetts**

**iGMP #1
Shawmut Design and Construction
Project No. 121526
June 7, 2016**

Project Overview

Shawmut Design and Construction proposes to amend, as detailed in the attached document, the Construction Contract for Construction Manager At Risk Services executed June 23, 2015 between Shawmut Design and Construction and the Town of Brookline.

Guaranteed Maximum Price proposal for Construction of the Edward Devotion School supersedes the previously amended Contract Value of \$29,669,730.

(End Overview)

Exhibit A – Enumeration of Plans, Specifications, and Addenda Included in Final GMP

HMFH PROJECT NO. 401213
8/24/2016

EDWARD DEVOTION SCHOOL
BROOKLINE, MA

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BROOKLINE, MA

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BROOKLINE, MA

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Technology		
T0.1	TECHNOLOGY SYMBOL LIST	8/24/2016
T1.1a	FIRST FLOOR PART A - TECHNOLOGY PLAN	8/24/2016
T1.1b	FIRST FLOOR PART B - TECHNOLOGY PLAN	8/24/2016
T1.1c	FIRST FLOOR PART C - TECHNOLOGY PLAN	8/24/2016
T1.1Ua	UPPER FIRST FLOOR PART A - TECHNOLOGY PLAN	8/24/2016
T1.1Ub	UPPER FIRST FLOOR PART B - TECHNOLOGY PLAN	8/24/2016
T1.1Uc	UPPER FIRST FLOOR PART C - TECHNOLOGY PLAN	8/24/2016
T1.2a	SECOND FLOOR PART A - TECHNOLOGY PLAN	8/24/2016
T1.2b	SECOND FLOOR PART B - TECHNOLOGY PLAN	8/24/2016
T1.2c	SECOND FLOOR PART C - TECHNOLOGY PLAN	8/24/2016
T1.3a	THIRD FLOOR PART A - TECHNOLOGY PLAN	8/24/2016
T1.3b	THIRD FLOOR PART B - TECHNOLOGY PLAN	8/24/2016
T1.3c	THIRD FLOOR PART C - TECHNOLOGY PLAN	8/24/2016
T1.4	MECHANICAL PENTHOUSE - TECHNOLOGY PLAN	8/24/2016
T2.0	TECHNOLOGY RISER	8/24/2016
T2.1	TECHNOLOGY RISER	8/24/2016
T3.0	TECHNOLOGY DETAILS & SCHEDULES	8/24/2016
T3.1	TECHNOLOGY DETAILS	8/24/2016
T3.2	TECHNOLOGY ROOM PART PLANS	8/24/2016
T3.3	TECHNOLOGY DETAILS	8/24/2016

HMFH PROJECT NO. 401213
8/24/2016

EDWARD DEVOTION SCHOOL
BROOKLINE, MA

Enumeration of Documents

ADDITIONAL DOCUMENTS

Addendum

ADDENDUM #1	8/26/2016
ADDENDUM #2	9/2/2016
ADDENDUM #3	9/9/2016
ADDENDUM #4	9/16/2016
ADDENDUM #4R	9/19/2016
ADDENDUM #5	9/23/2016
ADDENDUM #6	9/29/2016

Architect's Supplemental Instructions

ASI 001	6/30/2016
ASI 002	7/8/2016
ASI 003	7/19/2016
ASI 004	8/1/2016
ASI 005	8/6/2016
ASI 006	8/13/2016
ASI 007	8/29/2016
ASI 008	9/7/2016
ASI 009	9/9/2016
ASI 010	9/9/2016
ASI 011	9/16/2016
ASI 012	9/21/2016
ASI 013	10/4/2016
ASI 014	10/5/2016
ASI 014R	10/6/2016
ASI 015	10/7/2016
ASI 016	10/7/2016

Proposal Requests

Proposal Request No. 001	6/30/2016
Proposal Request No. 002	7/13/2016
Proposal Request No. 003	7/19/2016
Proposal Request No. 004	8/1/2016
Proposal Request No. 005	8/18/2016

(End Exhibit A)

Exhibit B - Guaranteed Maximum Price Proposal Summary Sheet

Shawmut Design and Construction

Edward Devotion School - Brookline, MA			HMFH Architects		
CSI Reference	PRO PAY	Description	iGMP #1 Actual	Main GMP Actual	Final GMP
013000	0502-0200	Project Requirements	\$178,700	\$2,292,600	\$2,471,300
024116	0502-0200	Structure Demolition & Abatement	\$2,587,178		\$2,587,178
033000	0502-0300	Cast-In-Place Concrete	\$5,766,239	\$154,836	\$5,921,075
039500	0502-0300	Site Concrete		\$558,624	\$558,624
040001	0502-0400	Masonry		\$2,871,000	\$2,871,000
051200	0502-0500	Structural Steel	\$4,820,207		\$4,820,207
055000	0502-0500	Misc. & Ornamental Metals		\$1,543,000	\$1,543,000
061000	0502-0600	Rough Carpentry		\$1,090,906	\$1,090,906
064000	0502-0600	Architectural Millwork		\$2,990,460	\$2,990,460
070001	0502-0700	Waterproofing / AVB / Joint Sealants / Caulking		\$884,400	\$884,400
070002	0502-0700	Roofing		\$1,990,000	\$1,990,000
074213	0502-0700	Metal Wall Panels (See Curtainwall)		\$0	\$0
078100	0502-0700	Spray Fireproofing/Insulation		\$708,147	\$708,147
079500	0502-0700	Expansion Joints (See Drywall)		\$0	\$0
080002	0502-0800	Glass and Glazing		\$174,000	\$174,000
081113	0502-0800	Doors / Frames / Hardware		\$464,431	\$464,431
083323	0502-0800	Special Doors		\$45,700	\$45,700
084100	0502-0800	Curtainwall		\$4,010,556	\$4,010,556
085110	0502-0800	Metal Windows		\$339,900	\$339,900
092116	0502-0900	Drywall		\$6,345,854	\$6,345,854
090002	0502-0900	Ceramic Tile		\$1,322,495	\$1,322,495
090003	0502-0900	Acoustical Tile Ceilings		\$659,000	\$659,000
090005	0502-0900	Resilient Flooring		\$1,598,463	\$1,598,463
096446	0502-0900	Wood Flooring		\$269,931	\$269,931

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Edward Devotion School - Brookline, MA			HMFH Architects		
CSI Reference	PRO PAY	Description	iGMP #1 Actual	Main GMP Actual	Final GMP
096600	0502-0900	Resilient Athletic Flooring		\$82,355	\$82,355
096813	0502-0900	Tile Carpeting / Entrance Grille / Floor Mats		\$191,132	\$191,132
090007	0502-0900	Interior Painting		\$410,000	\$410,000
101100	0502-1000	Specialties #1		\$412,948	\$412,948
101419	0502-1000	Specialties #2		\$117,756	\$117,756
114000	0502-1100	Food Service Equipment		\$312,368	\$312,368
110000	0502-1100	Equipment		\$582,798	\$582,798
119500	0502-1100	Tie-back Anchors		\$238,630	\$238,630
122400	0502-1200	Window Shades		\$234,500	\$234,500
123213	0502-1200	Fixed Casework and Equipment		\$1,204,685	\$1,204,685
140001	0502-1400	Elevator		\$199,000	\$199,000
210001	0502-2100	Fire Suppression		\$988,000	\$988,000
220001	0502-2200	Plumbing		\$2,633,000	\$2,633,000
230001	0502-2300	HVAC		\$9,378,000	\$9,378,000
260001	0502-2600	Electrical / Communications / Security		\$6,100,000	\$6,100,000
260000	0502-2600	Electrical Enabling	\$105,200		\$105,200
312000	0502-3100	Earthwork	\$7,544,273	\$175,076	\$7,719,349
329000	0502-3200	Landscaping		\$2,737,499	\$2,737,499
323100	0502-3200	Fencing		\$384,075	\$384,075
600000	0502-3200	Allowances		\$1,525,000	\$1,525,000
029500	0502-3200	GMP #1 Changes (In Trades)			\$0
001000	0502-3200	Preconstruction	\$233,755		\$233,755
Sub-total (Trade Bids only)			\$105,200	\$30,891,258	\$30,996,458

Edward Devotion School - Brookline, MA		HMFH Architects			
CSI Reference	PRO PAY	Description	iGMP #1 Actual	Main GMP Actual	Final GMP
		Sub-total (Non Trades only)	\$21,130,352	\$27,329,867	\$48,460,219
		Sub-total (All Trades combined)	\$21,235,552	\$58,221,125.00	\$79,456,677

		Design / Pricing Contingency	\$0	\$0	\$0
0502-0030		Construction Contingency	\$520,578	\$1,469,422	\$1,990,000
0502-0030		General Conditions	\$4,661,900	\$0	\$4,661,900
0502-0030		Bid Contingency	\$0	\$350,000	\$350,000
0502-0010		CM Fee	\$1,800,000	\$0	\$1,800,000
0502-0020		P&P Bond	\$596,700	\$0	\$596,700
0502-0020		GLI + Builders Risk	\$855,000	\$25,650	\$880,650
		Total GMP	\$29,435,975	\$60,066,197	\$89,502,172
		Total GMP + Preconstruction	\$29,669,730	\$60,066,197	\$89,735,927

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(End Exhibit B)

Exhibit C - Contract Alternates

The following alternates have been accepted by the Owner and are included in iGMP #1:

- 1. No Alternates included.**

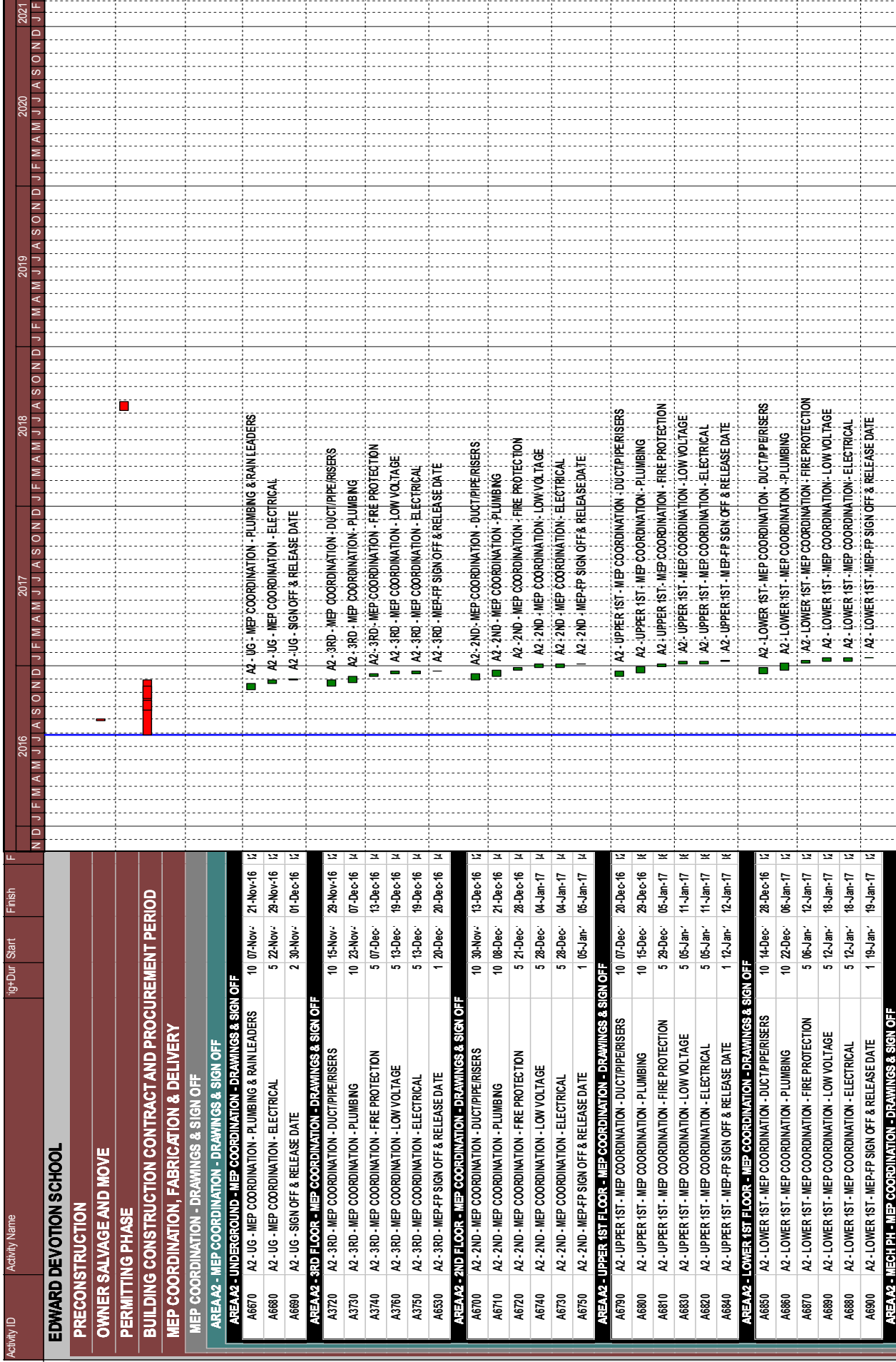
(End Exhibit C)

Exhibit D – Construction Schedule

Shawmut Design and Construction confirms the interim Guaranteed Maximum Price is based on the Baseline CPM Schedule published in the 100% Bid Package, and affirms that the Substantial Completion Date remains at July 31, 2018, as established in the Amendment 3 of the Agreement between Shawmut Design and Construction and The Town of Brookline.

Baseline Construction Schedule dated 09/23/2016 is attached.

Activity ID	Activity Name	'g+Dur	Start	Finish	F	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A	S	O	N	D	J	F	M	A	M	J	A
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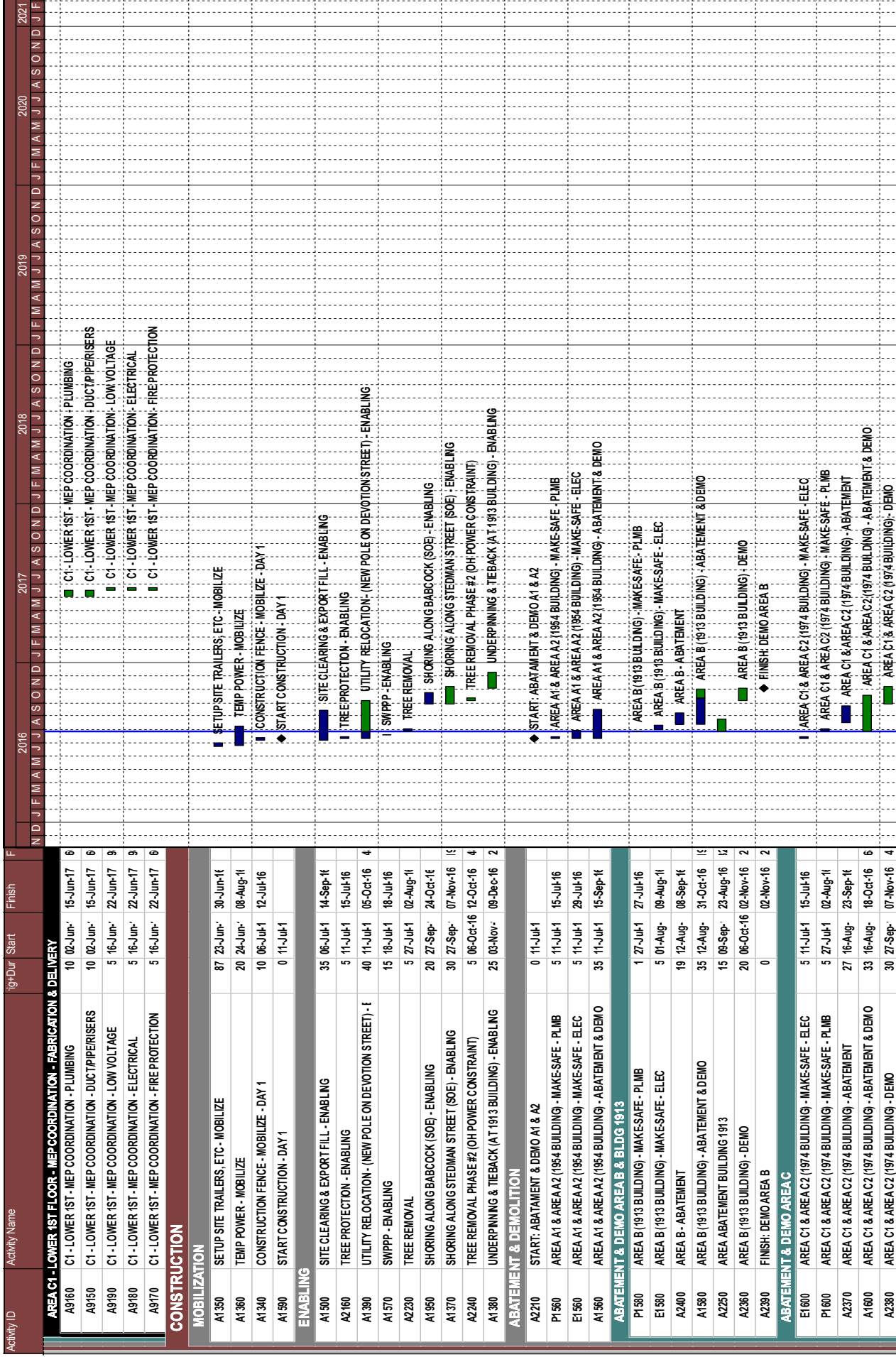
Activity ID	Activity Name	Start	Finish	Duration	2016	2017	2018	2019	2020	2021
A6910	A2 - MECH PH - MEP COORDINATION - DUCT/PIPE/ISERS	15-Jan-17	05-Jan-17	8						
A6920	A2 - MECH PH - MEP COORDINATION - PLUMBING	10-Dec-17	12-Jan-17	8						
A6940	A2 - MECH PH - MEP COORDINATION - ELECTRICAL	5-Jan-17	17-Jan-17	8						
A6930	A2 - MECH PH - MEP COORDINATION - FIRE PROTECTION	5-Jan-17	17-Jan-17	8						
A6960	A2 - MECH PH - MEP-PP SIGN OFF & RELEASE DATE	2-Jan-17	19-Jan-17	8						
AREA A1 - MEP COORDINATION - DRAWINGS & SIGN OFF										
AREA A1 - UNDERGROUND - MEP COORDINATION - DRAWINGS & SIGN OFF										
A7020	A1 - UG - MEP COORDINATION - PLUMBING & RAIN LEADERS	8-Nov-17	25-Nov-16	12						
A7030	A1 - UG - MEP COORDINATION - ELECTRICAL	5-Nov-17	02-Dec-16	12						
A7090	A1 - UG - SIGN OFF & RELEASE DATE	2-Dec-17	06-Dec-16	12						
AREA A1 - 3RD FLOOR - MEP COORDINATION - DRAWINGS & SIGN OFF										
A6970	A1 - 3RD - MEP COORDINATION - DUCT/PIPE/ISERS	8-Dec-17	29-Dec-16	12						
A6980	A1 - 3RD - MEP COORDINATION - PLUMBING	7-Dec-17	04-Jan-17	12						
A6990	A1 - 3RD - MEP COORDINATION - FIRE PROTECTION	5-Jan-17	10-Jan-17	12						
A7010	A1 - 3RD - MEP COORDINATION - LOW VOLTAGE	5-Jan-17	16-Jan-17	12						
A7000	A1 - 3RD - MEP COORDINATION - ELECTRICAL	5-Jan-17	16-Jan-17	12						
A7100	A1 - 3RD - MEP-PP SIGN OFF & RELEASE DATE	1-Jan-17	20-Jan-17	12						
AREA A1 - 2ND FLOOR - MEP COORDINATION - DRAWINGS & SIGN OFF										
A7040	A1 - 2ND - MEP COORDINATION - DUCT/PIPE/ISERS	8-Dec-17	04-Jan-17	12						
A7050	A1 - 2ND - MEP COORDINATION - PLUMBING	7-Dec-17	09-Jan-17	12						
A7060	A1 - 2ND - MEP COORDINATION - FIRE PROTECTION	5-Jan-17	13-Jan-17	12						
A7080	A1 - 2ND - MEP COORDINATION - LOW VOLTAGE	5-Jan-17	19-Jan-17	12						
A7070	A1 - 2ND - MEP COORDINATION - ELECTRICAL	5-Jan-17	19-Jan-17	12						
A7110	A1 - 2ND - MEP-PP SIGN OFF & RELEASE DATE	1-Jan-17	23-Jan-17	12						
AREA B - MEP COORDINATION - DRAWINGS & SIGN OFF										
AREA B - UNDERGROUND - MEP COORDINATION - DRAWINGS & SIGN OFF										
A7170	B - UG - MEP COORDINATION - PLUMBING & RAIN LEADERS	10-Nov-17	02-Dec-16	3						
A7180	B - UG - MEP COORDINATION - ELECTRICAL	5-Dec-17	09-Dec-16	3						
A7240	B - UG - SIGN OFF & RELEASE DATE	2-Dec-17	13-Dec-16	3						
AREA B - 3RD FLOOR - MEP COORDINATION - DRAWINGS & SIGN OFF										
A7120	B - 3RD - MEP COORDINATION - DUCT/PIPE/ISERS	8-Dec-17	04-Jan-17	12						
A7130	B - 3RD - MEP COORDINATION - PLUMBING	7-Dec-17	09-Jan-17	12						
A7140	B - 3RD - MEP COORDINATION - FIRE PROTECTION	5-Jan-17	13-Jan-17	12						
A7160	B - 3RD - MEP COORDINATION - LOW VOLTAGE	5-Jan-17	19-Jan-17	12						
A7150	B - 3RD - MEP COORDINATION - ELECTRICAL	5-Jan-17	19-Jan-17	12						
A7250	B - 3RD - MEP-PP SIGN OFF & RELEASE DATE	1-Jan-17	24-Jan-17	12						
AREA B - 2ND FLOOR - MEP COORDINATION - DRAWINGS & SIGN OFF										
A7190	B - 2ND - MEP COORDINATION - DUCT/PIPE/ISERS	8-Jan-17	16-Jan-17	12						
A7200	B - 2ND - MEP COORDINATION - PLUMBING	7-Jan-17	19-Jan-17	12						
A7210	B - 2ND - MEP COORDINATION - FIRE PROTECTION	5-Jan-17	25-Jan-17	12						
A7230	B - 2ND - MEP COORDINATION - LOW VOLTAGE	5-Jan-17	31-Jan-17	12						
A7220	B - 2ND - MEP COORDINATION - ELECTRICAL	5-Jan-17	31-Jan-17	12						

Activity ID	Activity Name	1st Dur	Start	Finish	F	2016	2017	2018	2019	2020	2021
A7260	B - 2ND - MEP-PP SIGN OFF & RELEASE DATE	1	01-Feb-	01-Feb-17	K						
AREA B - UPPER 1ST FLOOR - MEP COORDINATION - DRAWINGS & SIGN OFF											
A7270	B - UPPER 1ST - MEP COORDINATION - DUCT/PIPE RISERS	8	10-Jan-	19-Jan-17	0						
A7280	B - UPPER 1ST - MEP COORDINATION - PLUMBING	7	16-Jan-	24-Jan-17	0						
A7290	B - UPPER 1ST - MEP COORDINATION - FIRE PROTECTION	5	24-Jan-	30-Jan-17	0						
A7310	B - UPPER 1ST - MEP COORDINATION - LOW VOLTAGE	5	30-Jan-	03-Feb-17	0						
A7300	B - UPPER 1ST - MEP COORDINATION - ELECTRICAL	5	30-Jan-	03-Feb-17	0						
A7320	B - UPPER 1ST - MEP-PP SIGN OFF & RELEASE DATE	1	06-Feb-	06-Feb-17	0						
AREA B - LOWER 1ST FLOOR - MEP COORDINATION - DRAWINGS & SIGN OFF											
A7330	B - LOWER 1ST - MEP COORDINATION - DUCT/PIPE RISERS	8	13-Jan-	24-Jan-17	0						
A7340	B - LOWER 1ST - MEP COORDINATION - PLUMBING	7	19-Jan-	27-Jan-17	0						
A7350	B - LOWER 1ST - MEP COORDINATION - FIRE PROTECTION	5	27-Jan-	02-Feb-17	0						
A7370	B - LOWER 1ST - MEP COORDINATION - LOW VOLTAGE	5	02-Feb-	08-Feb-17	0						
A7360	B - LOWER 1ST - MEP COORDINATION - ELECTRICAL	5	02-Feb-	08-Feb-17	0						
A7380	B - LOWER 1ST - MEP-PP SIGN OFF & RELEASE DATE	1	09-Feb-	09-Feb-17	0						
AREA C2 - MEP COORDINATION - DRAWINGS & SIGN OFF											
AREA C2 - UNDERGROUND - MEP COORDINATION - DRAWINGS & SIGN OFF											
A7440	C2 - UG - MEP COORDINATION - PLUMBING & RAIN LEADERS	8	28-Nov-	07-Dec-16	4						
A7450	C2 - UG - MEP COORDINATION - ELECTRICAL	5	08-Dec-	14-Dec-16	4						
A7510	C2 - UG - SIGN OFF & RELEASE DATE	2	15-Dec-	16-Dec-16	4						
AREA C2 - 3RD FLOOR - MEP COORDINATION - DRAWINGS & SIGN OFF											
A7390	C2 - 3RD - MEP COORDINATION - DUCT/PIPE RISERS	8	18-Jan-	27-Jan-17	1						
A7400	C2 - 3RD - MEP COORDINATION - PLUMBING	7	24-Jan-	01-Feb-17	1						
A7410	C2 - 3RD - MEP COORDINATION - FIRE PROTECTION	5	01-Feb-	07-Feb-17	1						
A7430	C2 - 3RD - MEP COORDINATION - LOW VOLTAGE	5	07-Feb-	13-Feb-17	1						
A7420	C2 - 3RD - MEP COORDINATION - ELECTRICAL	5	07-Feb-	13-Feb-17	1						
A7520	C2 - 3RD - MEP-PP SIGN OFF & RELEASE DATE	1	14-Feb-	14-Feb-17	1						
AREA C2 - 2ND FLOOR - MEP COORDINATION - DRAWINGS & SIGN OFF											
A7460	C2 - 2ND - MEP COORDINATION - DUCT/PIPE RISERS	8	23-Jan-	01-Feb-17	2						
A7470	C2 - 2ND - MEP COORDINATION - PLUMBING	7	27-Jan-	06-Feb-17	2						
A7480	C2 - 2ND - MEP COORDINATION - FIRE PROTECTION	5	06-Feb-	10-Feb-17	2						
A7500	C2 - 2ND - MEP COORDINATION - LOW VOLTAGE	5	10-Feb-	16-Feb-17	2						
A7490	C2 - 2ND - MEP COORDINATION - ELECTRICAL	5	10-Feb-	16-Feb-17	2						
A7530	C2 - 2ND - MEP-PP SIGN OFF & RELEASE DATE	1	17-Feb-	17-Feb-17	2						
AREA C2 - UPPER 1ST FLOOR - MEP COORDINATION - DRAWINGS & SIGN OFF											
A7540	C2 - UPPER 1ST - MEP COORDINATION - DUCT/PIPE RISERS	8	26-Jan-	06-Feb-17	2						
A7550	C2 - UPPER 1ST - MEP COORDINATION - PLUMBING	7	01-Feb-	09-Feb-17	2						
A7560	C2 - UPPER 1ST - MEP COORDINATION - FIRE PROTECTION	5	09-Feb-	15-Feb-17	2						
A7580	C2 - UPPER 1ST - MEP COORDINATION - LOW VOLTAGE	5	15-Feb-	22-Feb-17	2						
A7570	C2 - UPPER 1ST - MEP COORDINATION - ELECTRICAL	5	15-Feb-	22-Feb-17	2						
A7590	C2 - UPPER 1ST - MEP-PP SIGN OFF & RELEASE DATE	1	23-Feb-	23-Feb-17	2						
AREA C2 - LOWER 1ST FLOOR - MEP COORDINATION - DRAWINGS & SIGN OFF											

Activity ID	Activity Name	Start	Finish	2016	2017	2018	2019	2020	2021
A790	A2 - UG - MEP COORDINATION - ELECTRICAL	5 02-Dec	08-Dec-16						
A790	A2 - UG - MEP COORDINATION - PLUMBING & RAIN LEADERS	10 02-Dec	15-Dec-16						
AREA A2 - 3RD FLOOR - MEP COORDINATION - FABRICATION & DELIVERY									
A790	A2 - 3RD - MEP COORDINATION - ELECTRICAL	5 22-Dec	29-Dec-16						
A790	A2 - 3RD - MEP COORDINATION - FIRE PROTECTION	5 22-Dec	29-Dec-16						
A790	A2 - 3RD - MEP COORDINATION - PLUMBING	10 22-Dec	06-Jan-17						
A790	A2 - 3RD - MEP COORDINATION - DUCT/PIPE/ISERS	10 22-Dec	06-Jan-17						
A790	A2 - 3RD - MEP COORDINATION - LOW VOLTAGE	5 30-Dec	06-Jan-17						
AREA A2 - 2ND FLOOR - MEP COORDINATION - FABRICATION & DELIVERY									
A800	A2 - 2ND - MEP COORDINATION - ELECTRICAL	5 09-Jan	13-Jan-17						
A800	A2 - 2ND - MEP COORDINATION - FIRE PROTECTION	5 09-Jan	13-Jan-17						
A800	A2 - 2ND - MEP COORDINATION - PLUMBING	10 09-Jan	20-Jan-17						
A800	A2 - 2ND - MEP COORDINATION - DUCT/PIPE/ISERS	10 09-Jan	20-Jan-17						
A800	A2 - 2ND - MEP COORDINATION - LOW VOLTAGE	5 16-Jan	20-Jan-17						
AREA A2 - UPPER 1ST FLOOR - MEP COORDINATION - FABRICATION & DELIVERY									
A810	A2 - UPPER 1ST - MEP COORDINATION - FIRE PROTECTION	5 16-Jan	20-Jan-17						
A810	A2 - UPPER 1ST - MEP COORDINATION - PLUMBING	10 16-Jan	27-Jan-17						
A810	A2 - UPPER 1ST - MEP COORDINATION - DUCT/PIPE/ISERS	10 16-Jan	27-Jan-17						
A810	A2 - UPPER 1ST - MEP COORDINATION - LOW VOLTAGE	5 23-Jan	27-Jan-17						
A810	A2 - UPPER 1ST - MEP COORDINATION - ELECTRICAL	5 23-Jan	27-Jan-17						
AREA A2 - LOWER 1ST FLOOR - MEP COORDINATION - FABRICATION & DELIVERY									
A810	A2 - LOWER 1ST - MEP COORDINATION - FIRE PROTECTION	5 23-Jan	27-Jan-17						
A810	A2 - LOWER 1ST - MEP COORDINATION - PLUMBING	10 23-Jan	03-Feb-17						
A810	A2 - LOWER 1ST - MEP COORDINATION - DUCT/PIPE/ISERS	10 23-Jan	03-Feb-17						
A810	A2 - LOWER 1ST - MEP COORDINATION - LOW VOLTAGE	5 30-Jan	03-Feb-17						
A810	A2 - LOWER 1ST - MEP COORDINATION - ELECTRICAL	5 30-Jan	03-Feb-17						
AREA A2 - MECH PH - MEP COORDINATION - FABRICATION & DELIVERY									
A820	A2 - MECH PH - MEP COORDINATION - DUCT/PIPE/ISERS	15 23-Jan	10-Feb-17						
A820	A2 - MECH PH - MEP COORDINATION - PLUMBING	10 30-Jan	10-Feb-17						
A820	A2 - MECH PH - MEP COORDINATION - ELECTRICAL	5 06-Feb	10-Feb-17						
A820	A2 - MECH PH - MEP COORDINATION - FIRE PROTECTION	5 06-Feb	10-Feb-17						
AREA A1 - MEP COORDINATION - FABRICATION & DELIVERY									
AREA A1 - UNDERGROUND - MEP COORDINATION - FABRICATION & DELIVERY									
A830	A1 - UG - MEP COORDINATION - ELECTRICAL	5 16-Dec	22-Dec-16						
A830	A1 - UG - MEP COORDINATION - PLUMBING & RAIN LEADERS	10 16-Dec	30-Dec-16						
AREA A1 - 3RD FLOOR - MEP COORDINATION - FABRICATION & DELIVERY									
A820	A1 - 3RD - MEP COORDINATION - PLUMBING	10 03-Jan	16-Jan-17						
A820	A1 - 3RD - MEP COORDINATION - DUCT/PIPE/ISERS	10 03-Jan	16-Jan-17						
A820	A1 - 3RD - MEP COORDINATION - FIRE PROTECTION	5 17-Jan	23-Jan-17						
A820	A1 - 3RD - MEP COORDINATION - LOW VOLTAGE	5 13-Feb	17-Feb-17						
A820	A1 - 3RD - MEP COORDINATION - ELECTRICAL	5 13-Feb	17-Feb-17						
AREA A1 - 2ND FLOOR - MEP COORDINATION - FABRICATION & DELIVERY									

Activity ID	Activity Name	1st Dur	Start	Finish	F	2016	2017	2018	2019	2020	2021
A8320	A1-2ND - MEP COORDINATION - DUCT/PIPE/ISERS	10	10-Jan-	23-Jan-17	1		A1-2ND - MEP COORDINATION - DUCT/PIPE/ISERS				
A8330	A1-2ND - MEP COORDINATION - PLUMBING	10	19-Jan-	01-Feb-17	1		A1-2ND - MEP COORDINATION - PLUMBING				
A8340	A1-2ND - MEP COORDINATION - FIRE PROTECTION	5	01-Feb-	07-Feb-17	1		A1-2ND - MEP COORDINATION - FIRE PROTECTION				
A8350	A1-2ND - MEP COORDINATION - ELECTRICAL	5	07-Feb-	13-Feb-17	1		A1-2ND - MEP COORDINATION - ELECTRICAL				
A8360	A1-2ND - MEP COORDINATION - LOW VOLTAGE	5	10-Feb-	16-Feb-17	1		A1-2ND - MEP COORDINATION - LOW VOLTAGE				
A8390	A1-2ND - MEP FP SIGN OFF & RELEASE DATE	1	17-Feb-	17-Feb-17	1		A1-2ND - MEP FP SIGN OFF & RELEASE DATE				
AREA B - MEP COORDINATION - FABRICATION & DELIVERY											
AREA B - UNDERGROUND - MEP COORDINATION - FABRICATION & DELIVERY											
A8450	B - UG - MEP COORDINATION - PLUMBING & RAIN LEADERS	10	03-Jan-	16-Jan-17	1		B - UG - MEP COORDINATION - PLUMBING & RAIN LEADERS				
A8460	B - UG - MEP COORDINATION - ELECTRICAL	5	17-Jan-	23-Jan-17	0		B - UG - MEP COORDINATION - ELECTRICAL				
AREA B - 3RD FLOOR - MEP COORDINATION - FABRICATION & DELIVERY											
A8400	B - 3RD - MEP COORDINATION - DUCT/PIPE/ISERS	10	10-Jan-	23-Jan-17	1		B - 3RD - MEP COORDINATION - DUCT/PIPE/ISERS				
A8410	B - 3RD - MEP COORDINATION - PLUMBING	10	17-Jan-	30-Jan-17	1		B - 3RD - MEP COORDINATION - PLUMBING				
A8440	B - 3RD - MEP COORDINATION - LOW VOLTAGE	5	31-Jan-	06-Feb-17	1		B - 3RD - MEP COORDINATION - LOW VOLTAGE				
A8430	B - 3RD - MEP COORDINATION - ELECTRICAL	5	31-Jan-	06-Feb-17	1		B - 3RD - MEP COORDINATION - ELECTRICAL				
A8420	B - 3RD - MEP COORDINATION - FIRE PROTECTION	5	31-Jan-	06-Feb-17	1		B - 3RD - MEP COORDINATION - FIRE PROTECTION				
AREA B - 2ND FLOOR - MEP COORDINATION - FABRICATION & DELIVERY											
A8490	B - 2ND - MEP COORDINATION - FIRE PROTECTION	5	24-Jan-	30-Jan-17	1		B - 2ND - MEP COORDINATION - FIRE PROTECTION				
A8480	B - 2ND - MEP COORDINATION - PLUMBING	10	24-Jan-	06-Feb-17	1		B - 2ND - MEP COORDINATION - PLUMBING				
A8470	B - 2ND - MEP COORDINATION - DUCT/PIPE/ISERS	10	24-Jan-	06-Feb-17	1		B - 2ND - MEP COORDINATION - DUCT/PIPE/ISERS				
A8500	B - 2ND - MEP COORDINATION - ELECTRICAL	5	31-Jan-	06-Feb-17	1		B - 2ND - MEP COORDINATION - ELECTRICAL				
A8510	B - 2ND - MEP COORDINATION - LOW VOLTAGE	5	07-Feb-	13-Feb-17	1		B - 2ND - MEP COORDINATION - LOW VOLTAGE				
AREA B - UPPER 1ST FLOOR - MEP COORDINATION - FABRICATION & DELIVERY											
A8570	B - UPPER 1ST - MEP COORDINATION - FIRE PROTECTION	5	07-Feb-	13-Feb-17	1		B - UPPER 1ST - MEP COORDINATION - FIRE PROTECTION				
A8560	B - UPPER 1ST - MEP COORDINATION - PLUMBING	10	07-Feb-	21-Feb-17	1		B - UPPER 1ST - MEP COORDINATION - PLUMBING				
A8550	B - UPPER 1ST - MEP COORDINATION - DUCT/PIPE/ISERS	10	07-Feb-	21-Feb-17	1		B - UPPER 1ST - MEP COORDINATION - DUCT/PIPE/ISERS				
A8580	B - UPPER 1ST - MEP COORDINATION - ELECTRICAL	5	14-Feb-	21-Feb-17	1		B - UPPER 1ST - MEP COORDINATION - ELECTRICAL				
A8590	B - UPPER 1ST - MEP COORDINATION - LOW VOLTAGE	5	22-Feb-	28-Feb-17	1		B - UPPER 1ST - MEP COORDINATION - LOW VOLTAGE				
AREA B - LOWER 1ST FLOOR - MEP COORDINATION - FABRICATION & DELIVERY											
A8630	B - LOWER 1ST - MEP COORDINATION - FIRE PROTECTION	5	22-Feb-	28-Feb-17	1		B - LOWER 1ST - MEP COORDINATION - FIRE PROTECTION				
A8620	B - LOWER 1ST - MEP COORDINATION - PLUMBING	10	22-Feb-	07-Mar-17	1		B - LOWER 1ST - MEP COORDINATION - PLUMBING				
A8610	B - LOWER 1ST - MEP COORDINATION - DUCT/PIPE/ISERS	10	22-Feb-	07-Mar-17	1		B - LOWER 1ST - MEP COORDINATION - DUCT/PIPE/ISERS				
A8640	B - LOWER 1ST - MEP COORDINATION - ELECTRICAL	5	01-Mar-	07-Mar-17	1		B - LOWER 1ST - MEP COORDINATION - ELECTRICAL				
A8650	B - LOWER 1ST - MEP COORDINATION - LOW VOLTAGE	5	08-Mar-	14-Mar-17	1		B - LOWER 1ST - MEP COORDINATION - LOW VOLTAGE				
AREA C2 - MEP COORDINATION - FABRICATION & DELIVERY											
AREA C2 - UNDERGROUND - MEP COORDINATION - FABRICATION & DELIVERY											
A8730	C2 - UG - MEP COORDINATION - ELECTRICAL	5	17-Jan-	23-Jan-17	1		C2 - UG - MEP COORDINATION - ELECTRICAL				
A8720	C2 - UG - MEP COORDINATION - PLUMBING & RAIN LEADERS	10	17-Jan-	30-Jan-17	1		C2 - UG - MEP COORDINATION - PLUMBING & RAIN LEADERS				
AREA C2 - 3RD FLOOR - MEP COORDINATION - FABRICATION & DELIVERY											
A8680	C2 - 3RD - MEP COORDINATION - PLUMBING	10	08-Mar-	21-Mar-17	1		C2 - 3RD - MEP COORDINATION - PLUMBING				
A8670	C2 - 3RD - MEP COORDINATION - DUCT/PIPE/ISERS	10	08-Mar-	21-Mar-17	1		C2 - 3RD - MEP COORDINATION - DUCT/PIPE/ISERS				
A8710	C2 - 3RD - MEP COORDINATION - LOW VOLTAGE	5	22-Mar-	28-Mar-17	2		C2 - 3RD - MEP COORDINATION - LOW VOLTAGE				

Activity ID	Activity Name	ig+Dur	Start	Finish	F		2016	2017	2018	2019	2020	2021
A8700	C2-3RD - MEP COORDINATION - ELECTRICAL	5	22-Mar-'17	2								
A8800	C2-3RD - MEP COORDINATION - FIRE PROTECTION	5	22-Mar-'17	1								
AREA C2 - 2ND FLOOR - MEP COORDINATION - FABRICATION & DELIVERY												
A8750	C2-2ND - MEP COORDINATION - PLUMBING	10	22-Mar-'17	1								
A8740	C2-2ND - MEP COORDINATION - DUCT/PPIPE/RSERS	10	22-Mar-'17	1								
A8780	C2-2ND - MEP COORDINATION - LOW VOLTAGE	5	05-Apr-'17	1								
A8770	C2-2ND - MEP COORDINATION - ELECTRICAL	5	05-Apr-'17	1								
A8760	C2-2ND - MEP COORDINATION - FIRE PROTECTION	5	05-Apr-'17	1								
AREA C2 - UPPER 1ST FLOOR - MEP COORDINATION - FABRICATION & DELIVERY												
A8830	C2-UPPER 1ST - MEP COORDINATION - PLUMBING	10	05-Apr-'17	1								
A8820	C2-UPPER 1ST - MEP COORDINATION & SIGN OFF- DUCT/PIPI	10	05-Apr-'17	1								
A8860	C2-UPPER 1ST - MEP COORDINATION - LOW VOLTAGE	5	20-Apr-'17	1								
A8850	C2-UPPER 1ST - MEP COORDINATION - ELECTRICAL	5	20-Apr-'17	1								
A8840	C2-UPPER 1ST - MEP COORDINATION - FIRE PROTECTION	5	20-Apr-'17	1								
AREA C2 - LOWER 1ST FLOOR - MEP COORDINATION - FABRICATION & DELIVERY												
A8890	C2-LOWER 1ST - MEP COORDINATION - PLUMBING	10	20-Apr-'17	1								
A8880	C2-LOWER 1ST - MEP COORDINATION - DUCT/PPIPE/RSERS	10	20-Apr-'17	1								
A8820	C2-LOWER 1ST - MEP COORDINATION - LOW VOLTAGE	5	04-May-17	0								
A8810	C2-LOWER 1ST - MEP COORDINATION - ELECTRICAL	5	04-May-17	0								
A8900	C2-LOWER 1ST - MEP COORDINATION - FIRE PROTECTION	5	04-May-17	1								
AREA C1 - UNDERGROUND - MEP COORDINATION - FABRICATION & DELIVERY												
A9000	C1-UG - MEP COORDINATION - ELECTRICAL	5	24-Jan-'17	1								
A8990	C1-UG - MEP COORDINATION - PLUMBING & RAIN LEADERS	10	24-Jan-'17	1								
AREA C1 - 3RD FLOOR - MEP COORDINATION - FABRICATION & DELIVERY												
A8950	C1-3RD - MEP COORDINATION - PLUMBING	10	20-Apr-'17	5								
A8940	C1-3RD - MEP COORDINATION - DUCT/PPIPE/RSERS	10	20-Apr-'17	5								
A8970	C1-3RD - MEP COORDINATION - ELECTRICAL	5	04-May-17	1								
A8960	C1-3RD - MEP COORDINATION - FIRE PROTECTION	5	04-May-17	5								
A8980	C1-3RD - MEP COORDINATION - LOW VOLTAGE	5	11-May-17	0								
AREA C1 - 2ND FLOOR - MEP COORDINATION - FABRICATION & DELIVERY												
A9020	C1-2ND - MEP COORDINATION - PLUMBING	10	04-May-17	5								
A9010	C1-2ND - MEP COORDINATION - DUCT/PPIPE/RSERS	10	04-May-17	5								
A9050	C1-2ND - MEP COORDINATION - LOW VOLTAGE	5	18-May-17	0								
A9040	C1-2ND - MEP COORDINATION - ELECTRICAL	5	18-May-17	0								
A9030	C1-2ND - MEP COORDINATION - FIRE PROTECTION	5	18-May-17	5								
AREA C1 - UPPER 1ST FLOOR - MEP COORDINATION - FABRICATION & DELIVERY												
A9100	C1-UPPER 1ST - MEP COORDINATION - PLUMBING	10	18-May-17	0								
A9090	C1-UPPER 1ST - MEP COORDINATION - DUCT/PPIPE/RSERS	10	18-May-17	6								
A9130	C1-UPPER 1ST - MEP COORDINATION - LOW VOLTAGE	5	02-Jun-17	0								
A9120	C1-UPPER 1ST - MEP COORDINATION - ELECTRICAL	5	02-Jun-17	0								
A9110	C1-UPPER 1ST - MEP COORDINATION - FIRE PROTECTION	5	02-Jun-17	0								



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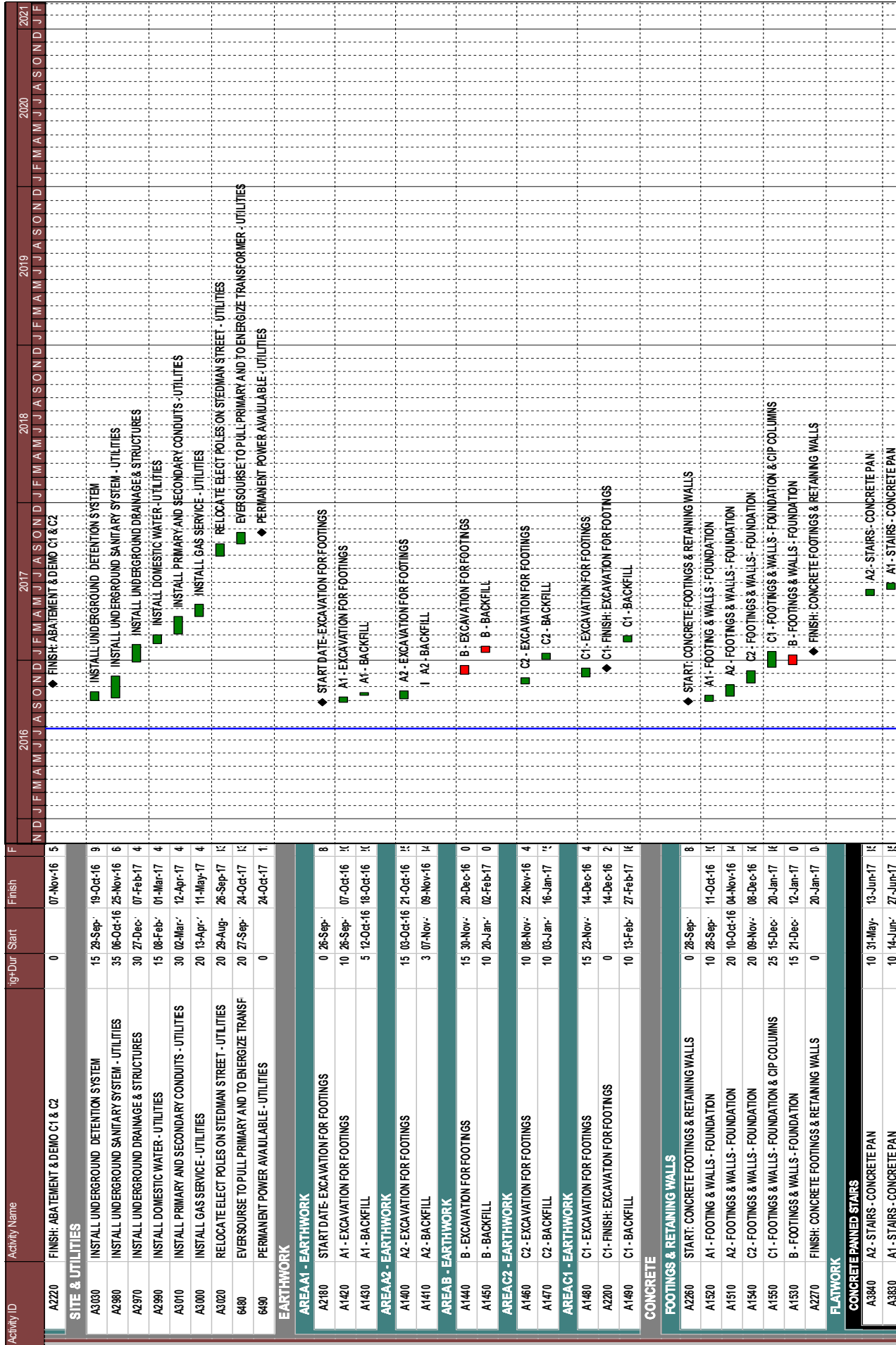
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 Print Date: 23-Sep-16
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◆ Milestone

■ Completed

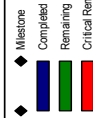
■ Remaining

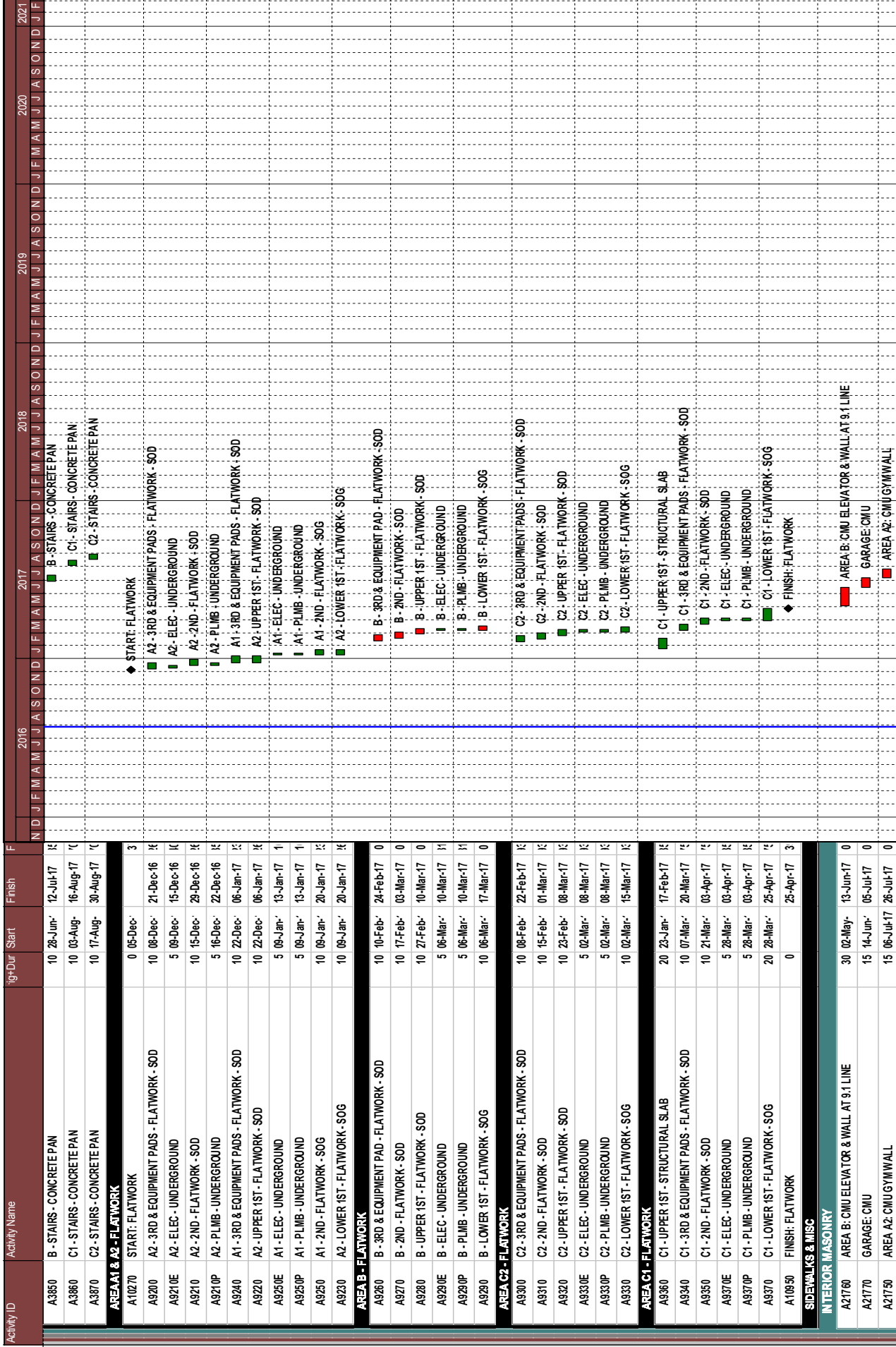
■ Critical Remaining

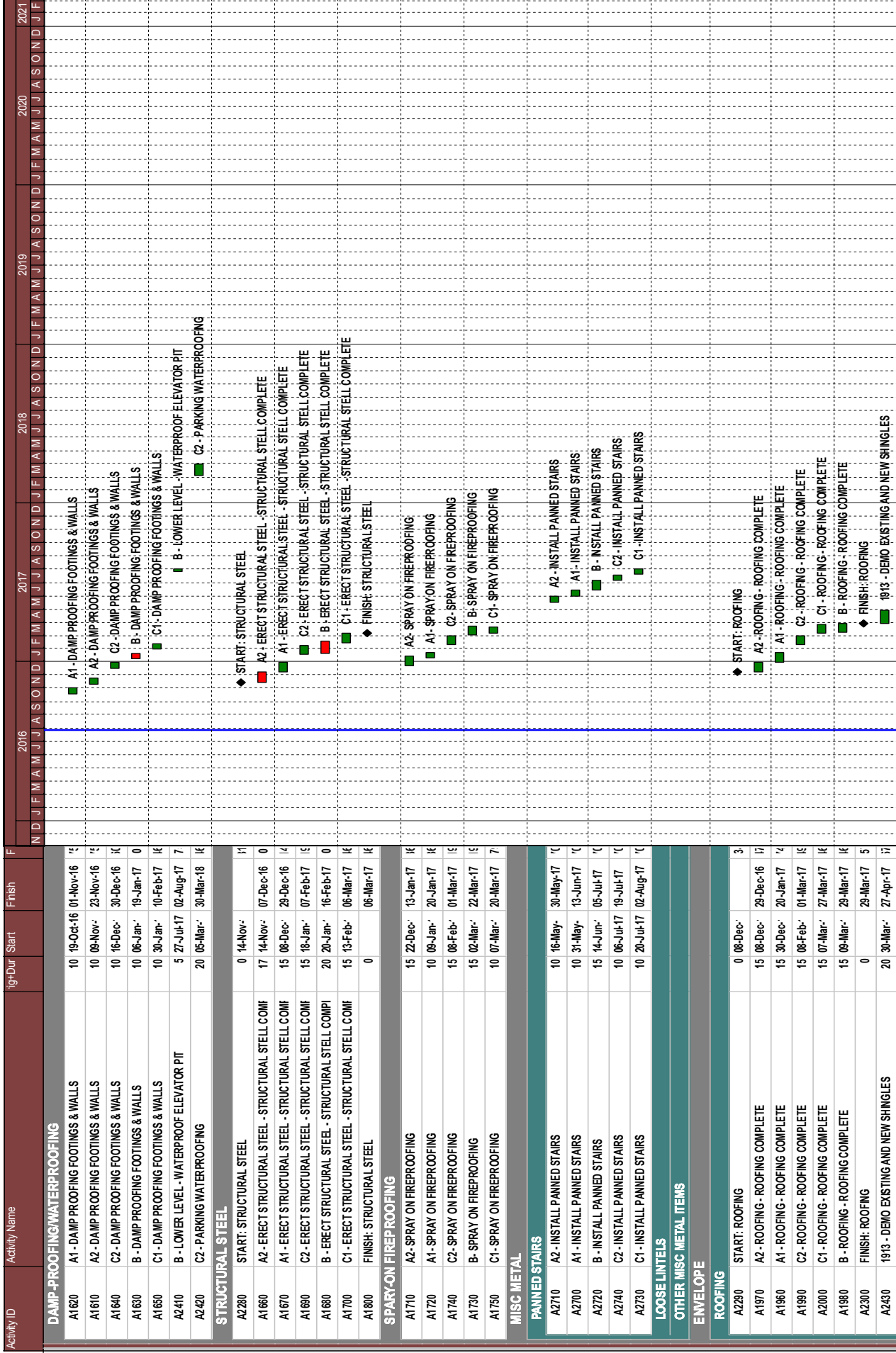


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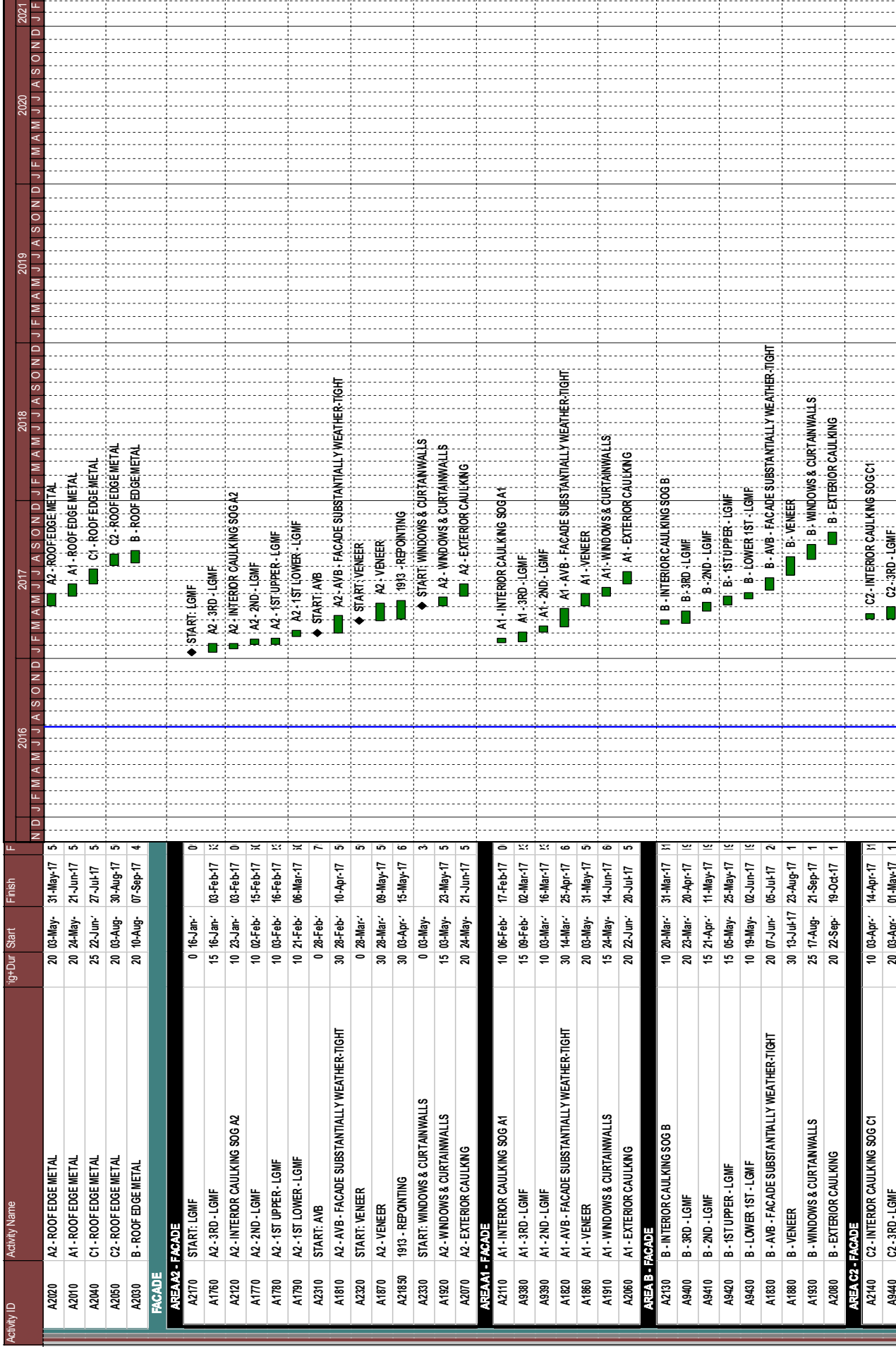
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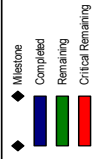
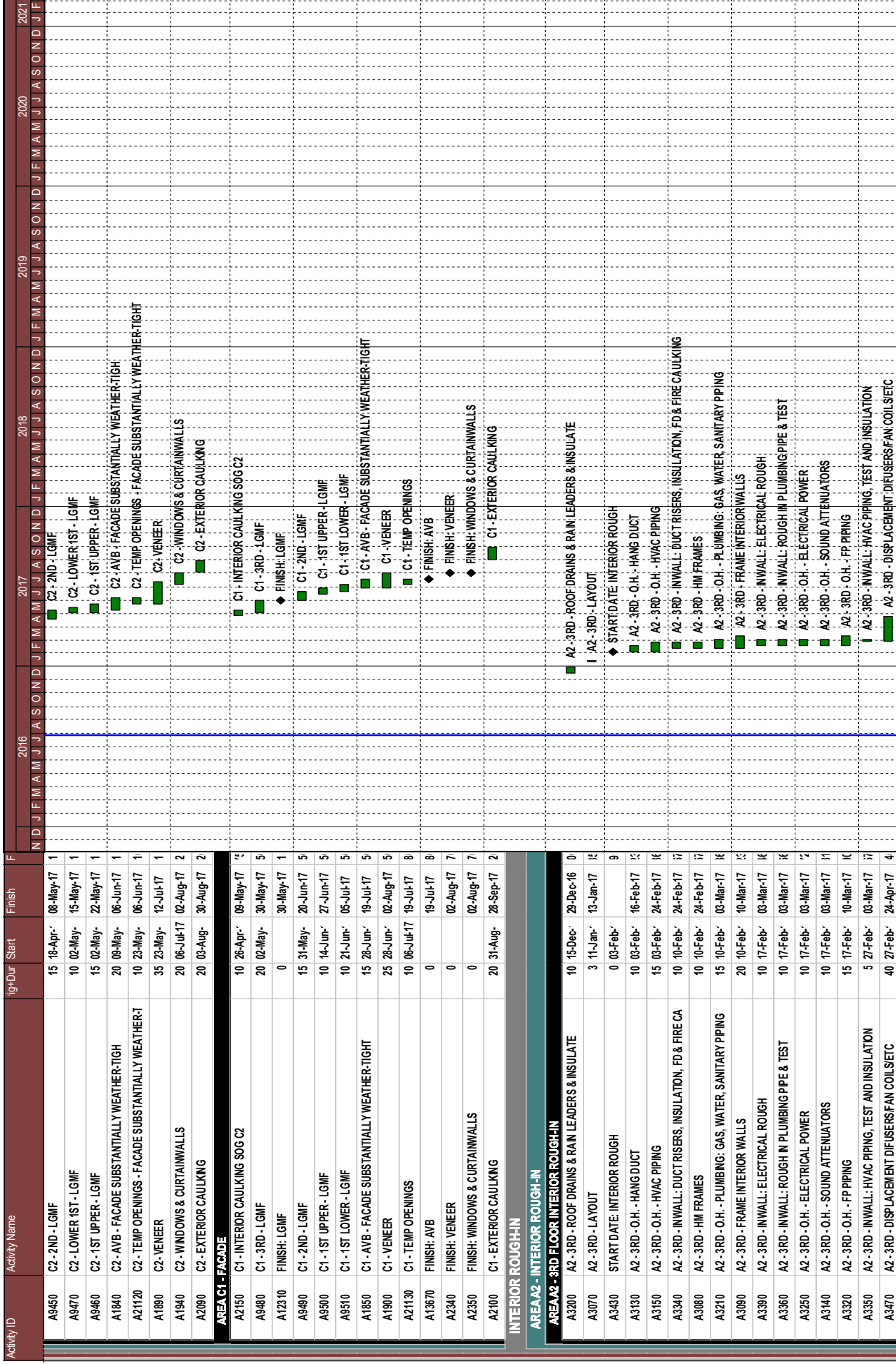
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◆ Milestone
 ■ Completed
 ■ Remaining
 ■ Critical Remaining



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Project Schedule - Full - GMP #2 dated 9/23/2016



Activity ID	Activity Name	Start	Finish	Duration	2016	2017	2018	2019	2020	2021
A9720	A2-2ND-O.H.- SECURITY & OTHER LOW VOLTAGE	10-03-Apr	14-Apr-17	12						
A9650	A2-2ND-O.H.- PLUMBING: GAS, WATER, SANITARY PIPING	15-03-Apr	24-Apr-17	11						
A9550	A2-2ND-WALL INSPECTION	5-06-Apr	12-Apr-17	16						
A9760	A2-2ND-O.H.- FP PIPING	15-10-Apr	01-May-17	17						
A9630	A2-2ND-O.H.- DUCT & PIPE IDENTIFICATION	2-18-Apr	18-Apr-17	16						
A9730	A2-2ND-O.H.- ABOVE CEILING INSPECTION	5-14-Apr	24-Apr-17	14						
A9660	A2-2ND-O.H.- PLUMBING: TEST PLUMBING	2-21-Apr	24-Apr-17	11						
A9740	A2-2ND-O.H.- PLUMBING: ABOVE CEILING INSPECTION	1-25-Apr	25-Apr-17	11						
A9670	A2-2ND-O.H.- PLUMBING: INSULATION PLUMBING PIPES	10-25-Apr	08-May-17	17						
A9770	A2-2ND-O.H.- FP TEST	2-02-May	03-May-17	12						
A9680	A2-2ND-O.H.- PLUMBING: PLUMBING PIPE IDENTIFICATION	1-09-May	09-May-17	11						
AREA A2 - UPPER 1ST FLOOR - INTERIOR ROUGH-IN										
A10200	A2-UPPER 1ST-LAYOUT	3-31-Jan	02-Feb-17	12						
A10260	A2-UPPER 1ST-O.H.- HANG DUCT	10-13-Mar	24-Mar-17	14						
A10460	A2-UPPER 1ST- INWALL: DUCT RISERS, INSULATION, FD & F	10-20-Mar	31-Mar-17	12						
A10380	A2-UPPER 1ST-O.H.- FIRE ALARM	10-20-Mar	31-Mar-17	0						
A10370	A2-UPPER 1ST-O.H.- ELECTRICAL POWER	10-20-Mar	31-Mar-17	11						
A10280	A2-UPPER 1ST- ROOF DRAINS & RAIN LEADERS & INSULATE	10-23-Mar	05-Apr-17	14						
A10280	A2-UPPER 1ST-O.H.- HVAC PIPING	10-27-Mar	07-Apr-17	11						
A10210	A2-UPPER 1ST- HM FRAMES	5-29-Mar	04-Apr-17	11						
A10510	A2-UPPER 1ST- INWALL: ELECTRICAL ROUGH	10-29-Mar	11-Apr-17	14						
A10480	A2-UPPER 1ST- INWALL: ROUGH IN PLUMBING PIPE & TEST	10-29-Mar	11-Apr-17	14						
A10220	A2-UPPER 1ST- FRAME INTERIOR WALLS	15-29-Mar	19-Apr-17	12						
A10330	A2-UPPER 1ST-O.H.- PLUMBING: GAS, WATER, SANITARY P	15-30-Mar	20-Apr-17	14						
A10470	A2-UPPER 1ST- INWALL: HVAC PIPING, TEST AND INSULATION	5-03-Apr	07-Apr-17	12						
A10390	A2-UPPER 1ST-O.H.- TEL/DATA	10-03-Apr	14-Apr-17	11						
A10580	A2-UPPER 1ST- HVAC FINISH - DISPLACEMENT DIFFUSERS/FAN COILS/ETC	40-05-Apr	01-Jun-17	6						
A10440	A2-UPPER 1ST-O.H.- FP PIPING	15-06-Apr	27-Apr-17	12						
A10290	A2-UPPER 1ST-O.H.- TEST PIPE AND DUCT	2-10-Apr	11-Apr-17	11						
A10520	A2-UPPER 1ST INWALL: ELECTRICAL WALL INSPECTION	2-12-Apr	13-Apr-17	12						
A10430	A2-UPPER 1ST-O.H.- ABOVE CEILING INSPECTION - ROUGH	2-12-Apr	13-Apr-17	11						
A10490	A2-UPPER 1ST- INWALL: INSPECTION ROUGH PLUMBING	3-12-Apr	14-Apr-17	12						
A10230	A2-UPPER 1ST- WALL INSPECTION	5-12-Apr	19-Apr-17	14						
A10300	A2-UPPER 1ST-O.H.- INSULATE DUCT & PPE	10-14-Apr	28-Apr-17	11						
A10500	A2-UPPER 1ST- INWALL: INSULATE PLUMBING PIPE AND IDENTIFICATION	5-18-Apr	24-Apr-17	14						
A10400	A2-UPPER 1ST-O.H.- SECURITY & OTHER LOW VOLTAGE	10-18-Apr	01-May-17	17						
A10340	A2-UPPER 1ST-O.H.- PLUMBING: TEST PLUMBING	2-19-Apr	20-Apr-17	14						
A10240	A2-UPPER 1ST- WOOD BLOCKING	5-20-Apr	26-Apr-17	12						
A10420	A2-UPPER 1ST-O.H.- PLUMBING: ABOVE CEILING INSPECTION	1-21-Apr	21-Apr-17	14						
A10350	A2-UPPER 1ST-O.H.- PLUMBING: INSULATION PLUMBING PIPES	10-21-Apr	04-May-17	14						
A10450	A2-UPPER 1ST-O.H.- FP TEST	2-28-Apr	01-May-17	12						

Activity ID	Activity Name	ig+Dur	Start	Finish	F	2016	2017	2018	2019	2020
						N D J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D
A11740	A1-3RD-O.H.-FIRE ALARM	10	25-Apr-	08-May-17	0		■ A1-3RD-O.H.-FIRE ALARM			
A11730	A1-3RD-O.H.-ELECTRICAL POWER	10	25-Apr-	08-May-17	1		■ A1-3RD-O.H.-ELECTRICAL POWER			
A11620	A1-3RD-O.H.-HANG DUCT	10	25-Apr-	08-May-17	1		■ A1-3RD-O.H.-HANG DUCT			
A11820	A1-3RD-INWALL-DUCT RISERS, INSULATION, FD & FIRE CA	10	02-May-	15-May-17	1		■ A1-3RD-INWALL-DUCT RISERS, INSULATION, FD & FIRE CAULKING			
A11690	A1-3RD-O.H.-PLUMBING: GAS, WATER, SANITARY PPIPG	15	02-May-	22-May-17	1		■ A1-3RD-O.H.-PLUMBING: GAS, WATER, SANITARY PPIPG			
A11570	A1-3RD-HM FRAMES	5	03-May-	09-May-17	1		■ A1-3RD-HM FRAMES			
A11870	A1-3RD-INWALL: ELECTRICAL ROUGH	10	03-May-	16-May-17	1		■ A1-3RD-INWALL: ELECTRICAL ROUGH			
A11840	A1-3RD-INWALL: ROUGH IN PLUMBING PPE & TEST	10	03-May-	16-May-17	1		■ A1-3RD-INWALL: ROUGH IN PLUMBING PIPE & TEST			
A11580	A1-3RD-FRAME INTERIOR WALLS	15	03-May-	23-May-17	1		■ A1-3RD-FRAME INTERIOR WALLS			
A11650	A1-3RD-O.H.-TEST PPE AND DUCT	2	09-May-	10-May-17	0		I A1-3RD-O.H.-TEST PIPE AND DUCT			
A11750	A1-3RD-O.H.-TEL DATA	10	09-May-	22-May-17	1		■ A1-3RD-O.H.-TEL DATA			
A11630	A1-3RD-O.H.-SOUND ATTENUATORS	10	09-May-	22-May-17	0		■ A1-3RD-O.H.-SOUND ATTENUATORS			
A11800	A1-3RD-O.H.-FP PIPING	15	09-May-	30-May-17	0		■ A1-3RD-O.H.-FP PIPING			
A11940	A1-3RD-DISPLACEMENT DIFFUSERS/FAN COILS/ETC	40	10-May-	06-Jul-17	2		■ A1-3RD-DISPLACEMENT DIFFUSERS/FAN COILS/ETC			
A11790	A1-3RD-O.H.-ABOVE CEILING INSPECTION	2	11-May-	12-May-17	0		I A1-3RD-O.H.-ABOVE CEILING INSPECTION			
A11660	A1-3RD-O.H.-INSULATE DUCT & PIPE	10	15-May-	26-May-17	0		■ A1-3RD-O.H.-INSULATE DUCT & PIPE			
A11830	A1-3RD-INWALL: HVAC PIPING, TEST AND INSULATION	5	16-May-	22-May-17	1		I A1-3RD-INWALL: HVAC PIPING, TEST AND INSULATION			
A11880	A1-3RD-INWALL: ELECTRICAL WALL INSPECTION	2	17-May-	18-May-17	1		I A1-3RD-INWALL: ELECTRICAL WALL INSPECTION			
A11850	A1-3RD-INWALL: INSPECTION ROUGH PLUMBING	3	17-May-	19-May-17	1		I A1-3RD-INWALL: INSPECTION ROUGH PLUMBING			
A11700	A1-3RD-O.H.-PLUMBING: TEST PLUMBING	2	19-May-	22-May-17	1		I A1-3RD-O.H.-PLUMBING: TEST PLUMBING			
A11860	A1-3RD-INWALL: INSULATE PLUMBING PPE AND IDENTIFIC	5	22-May-	26-May-17	1		I A1-3RD-INWALL: INSULATE PLUMBING PIPE AND IDENTIFICATION			
A11780	A1-3RD-O.H.-PLUMBING: ABOVE CEILING INSPECTION - RC	1	23-May-	23-May-17	1		I A1-3RD-O.H.-PLUMBING: ABOVE CEILING INSPECTION - ROUGH IN COMPLETE			
A11760	A1-3RD-O.H.-SECURITY & OTHER LOW VOLTAGE	10	23-May-	06-Jun-17	1		■ A1-3RD-O.H.-SECURITY & OTHER LOW VOLTAGE			
A11710	A1-3RD-O.H.-PLUMBING: INSULATION PLUMBING PPES	10	23-May-	06-Jun-17	1		■ A1-3RD-O.H.-PLUMBING: INSULATION PLUMBING PPES			
A11600	A1-3RD-WOOD BLOCKING	5	24-May-	31-May-17	1		■ A1-3RD-WOOD BLOCKING			
A11590	A2-3RD-WALL INSPECTION	5	24-May-	31-May-17	1		I A2-3RD-WALL INSPECTION			
A11670	A1-3RD-O.H.-DUCT & PIPE IDENTIFICATION	2	30-May-	31-May-17	0		I A1-3RD-O.H.-DUCT & PIPE IDENTIFICATION			
A11810	A1-3RD-O.H.-FP TEST	2	31-May-	01-Jun-17	0		I A1-3RD-O.H.-FP TEST			
A11720	A1-3RD-O.H.-PLUMBING: PLUMBING PPE IDENTIFICATION	1	07-Jun-	07-Jun-17	1		I A1-3RD-O.H.-PLUMBING: PLUMBING PPE IDENTIFICATION			
A11770	A1-3RD-O.H.-ABOVE CEILING INSPECTION	5	07-Jun-	13-Jun-17	1		■ A1-3RD-O.H.-ABOVE CEILING INSPECTION			
AREA A1 - 2ND FLOOR - INTERIOR ROUGH-IN										
A12360	A1-2ND-ROOF DRAINS & RAIN LEADERS & INSULATE	10	02-Mar-	15-Mar-17	4		■ A1-2ND-ROOF DRAINS & RAIN LEADERS & INSULATE			
A12240	A1-2ND-LAYOUT	3	04-May-	08-May-17	1		I A1-2ND-LAYOUT			
A12420	A1-2ND-O.H.-FIRE ALARM	10	09-May-	22-May-17	0		■ A1-2ND-O.H.-FIRE ALARM			
A12410	A1-2ND-O.H.-ELECTRICAL POWER	10	09-May-	22-May-17	1		■ A1-2ND-O.H.-ELECTRICAL POWER			
A12320	A1-2ND-O.H.-HVAC PIPING	10	09-May-	22-May-17	1		■ A1-2ND-O.H.-HVAC PIPING			
A12300	A1-2ND-O.H.-HANG DUCT	10	09-May-	22-May-17	1		■ A1-2ND-O.H.-HANG DUCT			
A12500	A1-2ND-INWALL: DUCT RISERS, INSULATION, FD & FIRE CA	10	16-May-	30-May-17	1		■ A1-2ND-INWALL: DUCT RISERS, INSULATION, FD & FIRE CAULKING			
A12370	A1-2ND-O.H.-PLUMBING: GAS, WATER, SANITARY PPIPG	15	16-May-	06-Jun-17	0		■ A1-2ND-O.H.-PLUMBING: GAS, WATER, SANITARY PPIPG			
A12250	A1-2ND-HM FRAMES	5	19-May-	25-May-17	1		I A1-2ND-HM FRAMES			
A12530	A1-2ND-INWALL: ELECTRICAL ROUGH	10	19-May-	02-Jun-17	1		■ A1-2ND-INWALL: ELECTRICAL ROUGH			

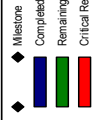


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Activity ID	Activity Name	ig+Dur	Start	Finish	F	2016	2017	2018	2019	2020	2021
						N D J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D
A13240	B - 3RD - INWALL: ELECTRICAL WALL INSPECTION	2	13-Jun-	14-Jun-17	17						
A13020	B - 3RD - O.H. - INSULATE DUCT & PIPE	10	13-Jun-	26-Jun-17	1						
A13210	B - 3RD - INWALL: INSPECTION ROUGH PLUMBING	3	14-Jun-	16-Jun-17	17						
A13190	B - 3RD - INWALL: HVAC PIPING, TEST AND INSULATION	5	14-Jun-	20-Jun-17	12						
A13300	B - 3RD - DISPLACEMENT DIFFUSERS/FAN COILS ETC	40	14-Jun-	09-Aug-17	2						
A13060	B - 3RD - O.H. - PLUMBING: TEST PLUMBING	2	19-Jun-	20-Jun-17	0						
A13220	B - 3RD - INWALL: INSULATE PLUMBING PIPE AND IDENTIFICATION	5	19-Jun-	23-Jun-17	17						
A13140	B - 3RD - O.H. - PLUMBING: ABOVE CEILING INSPECTION	1	21-Jun-	21-Jun-17	0						
A13120	B - 3RD - O.H. - SECURITY & OTHER LOW VOLTAGE	10	21-Jun-	05-Jul-17	12						
A13070	B - 3RD - O.H. - PLUMBING: INSULATION PLUMBING PIPES	10	21-Jun-	05-Jul-17	0						
A13030	B - 3RD - O.H. - DUCT & PIPE IDENTIFICATION	2	27-Jun-	28-Jun-17	1						
A13170	B - 3RD - O.H. - FP TEST	2	28-Jun-	29-Jun-17	1						
A12960	B - 3RD - WOOD BLOCKING	5	28-Jun-	05-Jul-17	12						
A12930	B - 3RD - WALL INSPECTION	5	28-Jun-	05-Jul-17	12						
A13080	B - 3RD - O.H. - PLUMBING: PLUMBING PIPE IDENTIFICATION	1	06-Jul-17	06-Jul-17	0						
A13130	B - 3RD - O.H. - ABOVE CEILING INSPECTION - ROUGH-IN COM	5	06-Jul-17	12-Jul-17	0						
AREA B - 2ND FLOOR - INTERIOR ROUGH-IN											
A13720	B - 2ND - ROOF DRAINS & RAIN LEADERS & INSULATE	10	28-Apr-	11-May-17	3						
A13600	B - 2ND - LAYOUT	3	02-Jun-	06-Jun-17	12						
A13780	B - 2ND - O.H. - FIRE ALARM	10	07-Jun-	20-Jun-17	0						
A13770	B - 2ND - O.H. - ELECTRICAL POWER	10	07-Jun-	20-Jun-17	12						
A13660	B - 2ND - O.H. - HANG DUCT	10	07-Jun-	20-Jun-17	12						
A13680	B - 2ND - INWALL: DUCT RISERS, INSULATION, FD & FIRE CAULKING	10	14-Jun-	27-Jun-17	17						
A13730	B - 2ND - O.H. - PLUMBING: GAS, WATER, SANITARY PIPING	15	14-Jun-	05-Jul-17	0						
A13790	B - 2ND - O.H. - TEL/DATA	10	21-Jun-	05-Jul-17	12						
A13840	B - 2ND - O.H. - FP PIPING	15	21-Jun-	12-Jul-17	1						
A13610	B - 2ND - HM FRAMES	5	23-Jun-	29-Jun-17	12						
A13910	B - 2ND - INWALL: ELECTRICAL ROUGH	10	23-Jun-	07-Jul-17	17						
A13880	B - 2ND - INWALL: ROUGH IN PLUMBING PIPE & TEST	10	23-Jun-	07-Jul-17	12						
A13620	B - 2ND - FRAME INTERIOR WALLS	15	23-Jun-	14-Jul-17	12						
A13870	B - 2ND - INWALL: HVAC PIPING, TEST AND INSULATION	5	28-Jun-	05-Jul-17	17						
A13980	B - 2ND - HVAC FINISH - DISPLACEMENT DIFFUSERS/FAN COILS	40	30-Jun-	25-Aug-17	2						
A13740	B - 2ND - O.H. - PLUMBING: TEST PLUMBING	2	03-Jul-17	05-Jul-17	0						
A13820	B - 2ND - O.H. - PLUMBING: ABOVE CEILING INSPECTION	1	06-Jul-17	06-Jul-17	0						
A13800	B - 2ND - O.H. - SECURITY & OTHER LOW VOLTAGE	10	06-Jul-17	19-Jul-17	12						
A13750	B - 2ND - O.H. - PLUMBING: INSULATION PLUMBING PIPES	10	06-Jul-17	19-Jul-17	0						
A13920	B - 2ND - INWALL: ELECTRICAL WALL INSPECTION	2	10-Jul-17	11-Jul-17	17						
A13890	B - 2ND - INWALL: INSPECTION ROUGH PLUMBING	3	10-Jul-17	12-Jul-17	12						
A13830	B - 2ND - O.H. - FP TEST	2	13-Jul-17	14-Jul-17	1						
A13900	B - 2ND - INWALL: INSULATE PLUMBING PIPE AND IDENTIFICATION	5	13-Jul-17	19-Jul-17	12						
A13640	B - 2ND - WOOD BLOCKING	5	17-Jul-17	21-Jul-17	12						



Activity ID	Activity Name	1st Dur	Start	Finish	F	2016	2017	2018	2019	2020	2021
A1330	B - 2ND - WALL INSPECTION	5	17-Jul-17	21-Jul-17	15						
A13760	B - 2ND - O.H. - PLUMBING: PLUMBING PIPE IDENTIFICATION	1	20-Jul-17	20-Jul-17	0						
A13810	B - 2ND - O.H. - ABOVE CEILING INSPECTION	5	20-Jul-17	26-Jul-17	0						
A13880	B - 2ND - O.H. - HVAC PIPING	10	03-Aug-	16-Aug-17	15						
A13890	B - 2ND - O.H. - TEST PIPE AND DUCT	2	17-Aug-	18-Aug-17	14						
A13830	B - 2ND - O.H. - ABOVE CEILING INSPECTION - ROUGH-IN COMPLETE	2	21-Aug-	22-Aug-17	14						
A13700	B - 2ND - O.H. - INSULATE DUCT & PIPE	10	23-Aug-	06-Sep-17	14						
A13710	B - 2ND - O.H. - DUCT & PIPE IDENTIFICATION	2	07-Sep-	08-Sep-17	14						
AREA B - UPPER 1ST FLOOR - INTERIOR ROUGH-IN											
A14400	B - UPPER 1ST - ROOF DRAINS & RAIN LEADERS & INSULATE	10	02-Mar-	15-Mar-17	8						
A14280	B - UPPER 1ST - LAYOUT	3	16-Jun-	20-Jun-17	15						
A14460	B - UPPER 1ST - O.H. - FIRE ALARM	10	21-Jun-	05-Jul-17	0						
A14450	B - UPPER 1ST - O.H. - ELECTRICAL POWER	10	21-Jun-	05-Jul-17	15						
A14340	B - UPPER 1ST - O.H. - HANG DUCT	10	21-Jun-	05-Jul-17	15						
A14540	B - UPPER 1ST - INWALL: DUCT RISERS, INSULATION, FD & FI	10	28-Jun-	12-Jul-17	11						
A14410	B - UPPER 1ST - O.H. - PLUMBING: GAS, WATER, SANITARY PI	15	28-Jun-	19-Jul-17	0						
A14470	B - UPPER 1ST - O.H. - TEL/DATA	10	06-Jul-17	19-Jul-17	15						
A14520	B - UPPER 1ST - O.H. - FP PIPING	15	06-Jul-17	26-Jul-17	1						
A14290	B - UPPER 1ST - HM FRAMES	5	12-Jul-17	18-Jul-17	17						
A14590	B - UPPER 1ST - INWALL: ELECTRICAL ROUGH	10	12-Jul-17	25-Jul-17	15						
A14560	B - UPPER 1ST - INWALL: ROUGH IN PLUMBING PIPE & TEST	10	12-Jul-17	25-Jul-17	15						
A14300	B - UPPER 1ST - FRAME INTERIOR WALLS	15	12-Jul-17	01-Aug-17	15						
A14550	B - UPPER 1ST - INWALL: HVAC PIPING, TEST AND INSULATION	5	13-Jul-17	19-Jul-17	11						
A14420	B - UPPER 1ST - O.H. - PLUMBING: TEST PLUMBING	2	18-Jul-17	19-Jul-17	0						
A14310	B - UPPER 1ST - WALL INSPECTION	5	19-Jul-17	25-Jul-17	17						
A14660	B - UPPER 1ST - HVAC FINISH - DISPLACEMENT DIFFUSERS/FAN	40	19-Jul-17	13-Sep-17	2						
A14500	B - UPPER 1ST - O.H. - PLUMBING: ABOVE CEILING INSPECTIC	1	20-Jul-17	20-Jul-17	0						
A14480	B - UPPER 1ST - O.H. - SECURITY & OTHER LOW VOLTAGE	10	20-Jul-17	02-Aug-17	15						
A14430	B - UPPER 1ST - O.H. - PLUMBING: INSULATION PLUMBING PP	10	20-Jul-17	02-Aug-17	0						
A14600	B - UPPER 1ST - INWALL - ELECTRICAL WALL INSPECTION	2	26-Jul-17	27-Jul-17	15						
A14570	B - UPPER 1ST - INWALL: INSPECTION ROUGH PLUMBING	3	26-Jul-17	28-Jul-17	15						
A14530	B - UPPER 1ST - O.H. - FP TEST	2	27-Jul-17	28-Jul-17	1						
A14580	B - UPPER 1ST - INWALL: INSULATE PLUMBING PIPE AND IDEI	5	31-Jul-17	04-Aug-17	15						
A14320	B - UPPER 1ST - WOOD BLOCKING	5	02-Aug-	08-Aug-17	17						
A14440	B - UPPER 1ST - O.H. - PLUMBING: PLUMBING PIPE IDENTIFI	1	03-Aug-	03-Aug-17	0						
A14490	B - UPPER 1ST - O.H. - ABOVE CEILING INSPECTION	5	03-Aug-	09-Aug-17	0						
A14360	B - UPPER 1ST - O.H. - HVAC PIPING	10	17-Aug-	30-Aug-17	15						
A14370	B - UPPER 1ST - O.H. - TEST PIPE AND DUCT	2	31-Aug-	01-Sep-17	14						
A14510	B - UPPER 1ST - O.H. - ABOVE CEILING INSPECTION - ROUGH-	2	05-Sep-	06-Sep-17	14						
A14380	B - UPPER 1ST - O.H. - INSULATE DUCT & PIPE	10	07-Sep-	20-Sep-17	14						
AREA B - LOWER 1ST FLOOR - INTERIOR ROUGH-IN											



Shawmut Design and Construction
EDWARD DEVOTION SCHOOL
 Project Schedule - Full - GMP #2 dated 9/23/2016

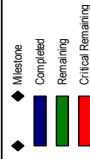


Activity ID	Activity Name	ig+Dur	Start	Finish	F	2016	2017	2018	2019	2020	2021
						N D J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D
A15000	B - LOWER 1ST - ROOF DRAINS & RAIN LEADERS & INSULATE	10	02-Mar-'17	15-Mar-17	9						
A14960	B - LOWER 1ST - LAYOUT	3	30-Jun-'17	05-Jul-17	11						
A15140	B - LOWER 1ST - O.H. - FIRE ALARM	10	06-Jul-17	19-Jul-17	0						
A15130	B - LOWER 1ST - O.H. - ELECTRICAL POWER	10	06-Jul-17	19-Jul-17	11						
A15020	B - LOWER 1ST - O.H. - HANG DUCT	10	06-Jul-17	19-Jul-17	11						
A15220	B - LOWER 1ST - INWALL: DUCT RISERS, INSULATION, FD & FI	10	13-Jul-17	26-Jul-17	11						
A15090	B - LOWER 1ST - O.H. - PLUMBING: GAS, WATER, SANITARY P	15	13-Jul-17	02-Aug-17	0						
A15150	B - LOWER 1ST - O.H. - TEL/DATA	10	20-Jul-17	02-Aug-17	11						
A15030	B - LOWER 1ST - O.H. - SOUND ATTENUATORS	10	20-Jul-17	02-Aug-17	1						
A15200	B - LOWER 1ST - O.H. - FP PIPING	15	20-Jul-17	09-Aug-17	1						
A15230	B - LOWER 1ST - INWALL: HVAC PIPING, TEST AND INSULATC	5	27-Jul-17	02-Aug-17	11						
A14970	B - LOWER 1ST - HM FRAMES	5	31-Jul-17	04-Aug-17	14						
A15270	B - LOWER 1ST - INWALL: ELECTRICAL ROUGH	10	31-Jul-17	11-Aug-17	11						
A15240	B - LOWER 1ST - INWALL: ROUGH IN PLUMBING PIPE & TEST	10	31-Jul-17	11-Aug-17	11						
A14980	B - LOWER 1ST - FRAME INTERIOR WALLS	15	31-Jul-17	18-Aug-17	11						
A15100	B - LOWER 1ST - O.H. - PLUMBING - TEST PLUMBING	2	01-Aug-17	02-Aug-17	0						
A15180	B - LOWER 1ST - O.H. - PLUMBING: ABOVE CEILING INSPECTK	1	03-Aug-17	03-Aug-17	0						
A15160	B - LOWER 1ST - O.H. - SECURITY & OTHER LOW VOLTAGE	10	03-Aug-17	16-Aug-17	11						
A15110	B - LOWER 1ST - O.H. - PLUMBING: INSULATION PLUMBING PI	10	03-Aug-17	16-Aug-17	0						
A15340	B - LOWER 1ST - HVAC FINISH - DISPLACEMENT DFUSERS/FA	40	07-Aug-17	02-Oct-17	1						
A15210	B - LOWER 1ST - O.H. - FP TEST	2	10-Aug-17	11-Aug-17	1						
A15280	B - LOWER 1ST - INWALL - ELECTRICAL WALL INSPECTION	2	14-Aug-17	15-Aug-17	11						
A15250	B - LOWER 1ST - INWALL: INSPECTION ROUGH PLUMBING	3	14-Aug-17	16-Aug-17	11						
A15120	B - LOWER 1ST - O.H. - PLUMBING: PLUMBING PIPE IDENTFC	1	17-Aug-17	17-Aug-17	0						
A15260	B - LOWER 1ST - INWALL: INSULATE PLUMBING PIPE AND IDE	5	17-Aug-17	23-Aug-17	11						
A15170	B - LOWER 1ST - O.H. - ABOVE CEILING INSPECTION	5	17-Aug-17	23-Aug-17	0						
A15000	B - LOWER 1ST - WOOD BLOCKING	5	21-Aug-17	25-Aug-17	14						
A14990	B - LOWER 1ST - WALL INSPECTION	5	21-Aug-17	25-Aug-17	14						
A15040	B - LOWER 1ST - O.H. - HVAC PIPING	10	31-Aug-17	14-Sep-17	11						
A15030	B - LOWER 1ST - O.H. - TEST PIPE AND DUCT	2	15-Sep-17	18-Sep-17	11						
A15190	B - LOWER 1ST - O.H. - ABOVE CEILING INSPECTION - ROUGH-	2	19-Sep-17	20-Sep-17	14						
AREA C2 - INTERIOR ROUGH-IN											
AREA C2 - 3RD FLOOR - INTERIOR ROUGH-IN											
A15760	C2 - 3RD - ROOF DRAINS & RAIN LEADERS & INSULATE	10	28-Mar-'17	10-Apr-17	7						
A15640	C2 - 3RD - LAYOUT	3	29-Mar-'17	31-Mar-17	11						
A15820	C2 - 3RD - O.H. - FIRE ALARM	10	20-Jul-17	02-Aug-17	0						
A15810	C2 - 3RD - O.H. - ELECTRICAL POWER	10	20-Jul-17	02-Aug-17	11						
A15700	C2 - 3RD - O.H. - HANG DUCT	10	20-Jul-17	02-Aug-17	11						
A15900	C2 - 3RD - INWALL: DUCT RISERS, INSULATION, FD & FIRE CA	10	27-Jul-17	09-Aug-17	11						
A15770	C2 - 3RD - O.H. - PLUMBING: GAS, WATER, SANITARY PIPING	15	27-Jul-17	16-Aug-17	0						
A15830	C2 - 3RD - O.H. - TEL/DATA	10	03-Aug-17	14-Aug-17	11						



Activity ID	Activity Name	1st Dur	Start	Finish	F	2016	2017	2018	2019	2020	2021
A1570	C2-3RD-O.H.-SOUND ATTENUATORS	10	03-Aug-	16-Aug-17	1						
A1580	C2-3RD-O.H.-FP PIPING	15	03-Aug-	23-Aug-17	0						
A1590	C2-3RD-INWALL: HVAC PIPING, TEST AND INSULATION	5	10-Aug-	16-Aug-17	1						
A15780	C2-3RD-O.H.-PLUMBING: TEST PLUMBING	2	15-Aug-	16-Aug-17	0						
A15860	C2-3RD-O.H.-PLUMBING: ABOVE CEILING INSPECTION	1	17-Aug-	23-Aug-17	0						
A15830	C2-3RD-HM FRAMES	5	17-Aug-	23-Aug-17	1						
A15850	C2-3RD-INWALL: ELECTRICAL ROUGH	10	17-Aug-	30-Aug-17	1						
A15820	C2-3RD-INWALL: ROUGH N PLUMBING PPE & TEST	10	17-Aug-	30-Aug-17	1						
A15840	C2-3RD-O.H.-SECURITY & OTHER LOW VOLTAGE	10	17-Aug-	30-Aug-17	1						
A15790	C2-3RD-O.H.-PLUMBING: INSULATION PLUMBING PPES	10	17-Aug-	30-Aug-17	0						
A15860	C2-3RD-FRAME INTERIOR WALLS	15	17-Aug-	07-Sep-17	1						
A15890	C2-3RD-O.H.-FP TEST	2	24-Aug-	25-Aug-17	0						
A16020	C3-3RD-DISPLACEMENT DIFFUSERS/FAN COIL SETC	40	24-Aug-	19-Oct-17	1						
A15800	C2-3RD-O.H.-PLUMBING: PLUMBING PPE IDENTIFICATION	1	31-Aug-	31-Aug-17	0						
A15860	C2-3RD-INWALL: ELECTRICAL WALL INSPECTION	2	31-Aug-	01-Sep-17	1						
A15830	C2-3RD-INWALL: INSPECTION ROUGH PLUMBING	3	31-Aug-	05-Sep-17	1						
A15830	C2-3RD-O.H.-ABOVE CEILING INSPECTION	5	31-Aug-	07-Sep-17	0						
A15840	C2-3RD-INWALL: INSULATE PLUMBING PPE AND IDENTIFIC	5	06-Sep-	12-Sep-17	1						
A15880	C2-3RD-WOOD BLOCKING	5	08-Sep-	14-Sep-17	1						
A15870	C2-3RD-WALL INSPECTION	10	15-Sep-	28-Sep-17	1						
A15720	C2-3RD-O.H.-HVAC PIPING	10	15-Sep-	28-Sep-17	1						
A15730	C2-3RD-O.H.-TEST PIPE AND DUCT	2	29-Sep-	02-Oct-17	1						
A15870	C2-3RD-O.H.-ABOVE CEILING INSPECTION - ROUGH-IN COI	2	03-Oct-17	04-Oct-17	1						
A15740	C2-3RD-O.H.-INSULATE DUCT & PIPE	10	05-Oct-17	18-Oct-17	1						
A15750	C2-3RD-O.H.-DUCT & PIPE IDENTIFICATION	2	19-Oct-17	20-Oct-17	1						
AREA C2-2ND FLOOR - INTERIOR ROUGH-IN											
A16400	C2-2ND-ROOF DRAINS & RAIN LEADERS & INSULATE	10	28-Mar-	10-Apr-17	8						
A16320	C2-2ND-LAYOUT	3	31-Jul-17	02-Aug-17	1						
A16500	C2-2ND-O.H.-FIRE ALARM	10	03-Aug-	16-Aug-17	0						
A16490	C2-2ND-O.H.-ELECTRICAL POWER	10	03-Aug-	16-Aug-17	1						
A16380	C2-2ND-O.H.-HANG DUCT	10	03-Aug-	16-Aug-17	1						
A16580	C2-2ND-INWALL: DUCT RISERS, INSULATION, FD & FIRE CA	10	10-Aug-	23-Aug-17	1						
A16430	C2-2ND-O.H.-PLUMBING: GAS, WATER, SANITARY PIPING	15	10-Aug-	30-Aug-17	0						
A16510	C2-2ND-O.H.-TEL/DATA	10	17-Aug-	30-Aug-17	1						
A16390	C2-2ND-O.H.-SOUND ATTENUATORS	10	17-Aug-	30-Aug-17	1						
A16560	C2-2ND-O.H.-FP PIPING	15	17-Aug-	07-Sep-17	0						
A16590	C2-2ND-INWALL: HVAC PIPING, TEST AND INSULATION	5	24-Aug-	30-Aug-17	1						
A16460	C2-2ND-O.H.-PLUMBING: TEST PLUMBING	2	29-Aug-	30-Aug-17	0						
A16540	C2-2ND-O.H.-PLUMBING: ABOVE CEILING INSPECTION	1	31-Aug-	31-Aug-17	0						
A16520	C2-2ND-O.H.-SECURITY & OTHER LOW VOLTAGE	10	31-Aug-	14-Sep-17	1						
A16470	C2-2ND-O.H.-PLUMBING: INSULATION PLUMBING PPES	10	31-Aug-	14-Sep-17	0						

Activity ID	Activity Name	Start	Finish	Days	2016	2017	2018	2019	2020	2021
A17380	C2 - UPPER 1ST - HVAC FINISH - DISPLACEMENT DIFFUSERS/FAN COIL SETC	06-Oct-17	04-Dec-17	0						
A17320	C2 - UPPER 1ST - INWALL: ELECTRICAL WALL INSPECTION	13-Oct-17	16-Oct-17	0						
A17230	C2 - UPPER 1ST - INWALL: INSPECTION ROUGH PLUMBING	13-Oct-17	17-Oct-17	0						
A17080	C2 - UPPER 1ST - O.H. - HVAC PIPING	13-Oct-17	26-Oct-17	13						
A17300	C2 - UPPER 1ST - INWALL: INSULATE PLUMBING PIPE AND IDENTIFICATION	18-Oct-17	24-Oct-17	0						
A17040	C2 - UPPER 1ST - WOOD BLOCKING	20-Oct-17	26-Oct-17	6						
A17030	C2 - UPPER 1ST - WALL INSPECTION	20-Oct-17	26-Oct-17	6						
A17090	C2 - UPPER 1ST - O.H. - TEST PIPE AND DUCT	27-Oct-17	30-Oct-17	3						
A17230	C2 - UPPER 1ST - O.H. - ABOVE CEILING INSPECTION - ROUGH	31-Oct-17	01-Nov-17	1						
A17100	C2 - UPPER 1ST - O.H. - INSULATE DUCT & PIPE	02-Nov-17	16-Nov-17	14						
A17110	C2 - UPPER 1ST - O.H. - DUCT & PIPE IDENTIFICATION	17-Nov-17	20-Nov-17	3						
AREA C2 - LOWER 1ST FLOOR - INTERIOR ROUGH-IN										
A17800	C2 - LOWER 1ST - ROOF DRAINS & RAIN LEADERS & INSULATE	28-Mar-17	10-Apr-17	2						
A17680	C2 - LOWER 1ST - LAYOUT	28-Aug-17	30-Aug-17	1						
A17740	C2 - LOWER 1ST - O.H. - HANG DUCT	31-Aug-17	14-Sep-17	14						
A17940	C2 - LOWER 1ST - INWALL: DUCT RISERS, INSULATION, FD & FIRE CAULKING	08-Sep-17	21-Sep-17	2						
A17810	C2 - LOWER 1ST - O.H. - PLUMBING: GAS, WATER, SANITARY PIPING	08-Sep-17	28-Sep-17	20						
A17860	C2 - LOWER 1ST - O.H. - FIRE ALARM	15-Sep-17	28-Sep-17	13						
A17850	C2 - LOWER 1ST - O.H. - ELECTRICAL POWER	15-Sep-17	28-Sep-17	13						
A17750	C2 - LOWER 1ST - O.H. - SOUND ATTENUATORS	15-Sep-17	28-Sep-17	13						
A17920	C2 - LOWER 1ST - O.H. - FP PIPING	15-Sep-17	05-Oct-17	20						
A17950	C2 - LOWER 1ST - INWALL: HVAC PIPING, TEST AND INSULATION	22-Sep-17	28-Sep-17	2						
A17820	C2 - LOWER 1ST - O.H. - PLUMBING: TEST PLUMBING	27-Sep-17	28-Sep-17	1						
A17900	C2 - LOWER 1ST - O.H. - PLUMBING: ABOVE CEILING INSPECTION	29-Sep-17	29-Sep-17	1						
A17880	C2 - LOWER 1ST - O.H. - SECURITY & OTHER LOW VOLTAGE	29-Sep-17	12-Oct-17	13						
A17870	C2 - LOWER 1ST - O.H. - TEL/DATA	29-Sep-17	12-Oct-17	13						
A17830	C2 - LOWER 1ST - O.H. - PLUMBING: INSULATION PLUMBING PIPES	29-Sep-17	12-Oct-17	13						
A17930	C2 - LOWER 1ST - O.H. - FP TEST	06-Oct-17	09-Oct-17	2						
A17840	C2 - LOWER 1ST - O.H. - PLUMBING: PLUMBING PIPE IDENTIFICATION	13-Oct-17	13-Oct-17	1						
A17890	C2 - LOWER 1ST - O.H. - ABOVE CEILING INSPECTION	13-Oct-17	19-Oct-17	6						
A17990	C2 - LOWER 1ST - HM FRAMES	20-Oct-17	02-Nov-17	12						
A17960	C2 - LOWER 1ST - INWALL: ROUGH IN PLUMBING PIPE & TEST	20-Oct-17	02-Nov-17	12						
A17700	C2 - LOWER 1ST - FRAME INTERIOR WALLS	20-Oct-17	09-Nov-17	19						
A17760	C2 - LOWER 1ST - O.H. - HVAC PIPING	27-Oct-17	09-Nov-17	12						
A18060	C2 - LOWER 1ST - HVAC FINISH - DISPLACEMENT DIFFUSERS/FAN COIL SETC	27-Oct-17	26-Dec-17	59						
A18000	C2 - LOWER 1ST - INWALL: ELECTRICAL WALL INSPECTION	03-Nov-17	06-Nov-17	3						
A17970	C2 - LOWER 1ST - INWALL: INSPECTION ROUGH PLUMBING	03-Nov-17	07-Nov-17	4						
A17980	C2 - LOWER 1ST - INWALL: INSULATE PLUMBING PIPE AND IDENTIFICATION	08-Nov-17	15-Nov-17	7						
A17770	C2 - LOWER 1ST - O.H. - TEST PIPE AND DUCT	13-Nov-17	14-Nov-17	1						
A17720	C2 - LOWER 1ST - WOOD BLOCKING	13-Nov-17	17-Nov-17	4						



Shawmut Design and Construction
 EDWARD DEVOTION SCHOOL
 Project Schedule - Full - GMP #2 dated 9/23/2016



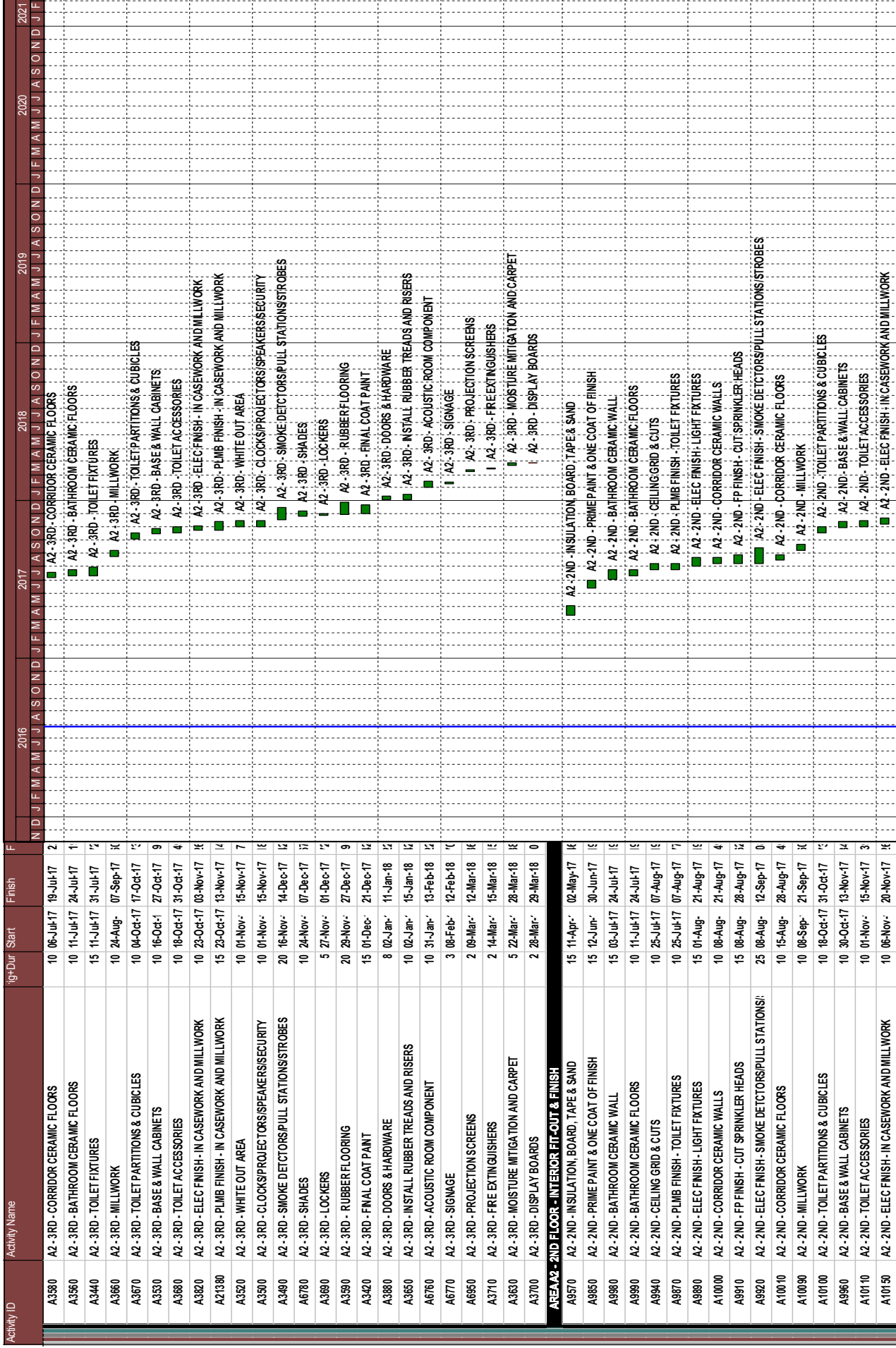
Activity ID	Activity Name	ig+Dur	Start	Finish	F	2016	2017	2018	2019	2020	2021
						N D J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D
A177-0	C2 - LOWER 1ST - WALL INSPECTION	5	13-Nov-17	17-Nov-17	1						
A179-0	C2 - LOWER 1ST - O.H. - ABOVE CEILING INSPECTION - ROUGI	2	15-Nov-17	16-Nov-17	1						
A177-0	C2 - LOWER 1ST - O.H. - INSULATE DUCT & PIPE	10	17-Nov-17	01-Dec-17	1						
A177-0	C2 - LOWER 1ST - O.H. - DUCT & PIPE IDENTIFICATION	2	04-Dec-17	05-Dec-17	1						
A183-00	C2 - LOWER 1ST - FIRE EXTINGUISHERS	2	22-May-18	23-May-18	1						
KITCHEN											
A217-90	C2 - KITCHEN/CAFE - MEP ROUGH OH & WATER LEAK TEST D	45	13-Oct-17	18-Dec-17	1						
A218-10	C2 - KITCHEN/CAFE - KITCHEN EQUIPMENT - WALK-INS & HOOD	15	27-Oct-17	17-Nov-17	1						
A217-80	C2 - KITCHEN/CAFE - FRAME CEILING	10	19-Dec-17	03-Jan-18	1						
A218-00	C2 - KITCHEN/CAFE - PORCELAIN & CERAMIC	30	04-Jan-18	14-Feb-18	1						
A218-40	C2 - KITCHEN/CAFE - OVERHEAD DOORS	5	15-Feb-18	22-Feb-18	1						
A218-30	C2 - KITCHEN/CAFE - FRP	5	23-Feb-18	01-Mar-18	1						
A218-20	C2 - KITCHEN/CAFE - KITCHEN EQUIPMENT - REMANDER OF I	15	30-Mar-17	20-Apr-18	1						
AREA C1 - INTERIOR ROUGH-IN											
AREA C1 - 3RD FLOOR INTERIOR ROUGH-IN											
A184-80	C1 - 3RD - ROOF DRAINS & RAIN LEADERS & INSULATE	10	11-Apr-17	25-Apr-17	0						
A183-80	C1 - 3RD - LAYOUT	3	12-Sep-17	14-Sep-17	1						
A184-20	C1 - 3RD - O.H. - HANG DUCT	10	15-Sep-17	28-Sep-17	1						
A188-20	C1 - 3RD - INWALL - DUCT RISERS, INSULATION, FD & FIRE CA	10	22-Sep-17	05-Oct-17	1						
A184-90	C1 - 3RD - O.H. - PLUMBING: GAS, WATER, SANITARY PIPING	15	22-Sep-17	12-Oct-17	1						
A185-40	C1 - 3RD - O.H. - FIRE ALARM	10	28-Sep-17	12-Oct-17	1						
A185-30	C1 - 3RD - O.H. - ELECTRICAL POWER	10	28-Sep-17	12-Oct-17	1						
A184-30	C1 - 3RD - O.H. - SOUND ATTENUATORS	10	28-Sep-17	12-Oct-17	0						
A188-00	C1 - 3RD - O.H. - FP PIPING	15	28-Sep-17	19-Oct-17	0						
A188-30	C1 - 3RD - INWALL - HVAC PIPING, TEST AND INSULATION	5	06-Oct-17	12-Oct-17	1						
A185-00	C1 - 3RD - O.H. - PLUMBING: TEST PLUMBING	2	11-Oct-17	12-Oct-17	1						
A185-80	C1 - 3RD - O.H. - PLUMBING: ABOVE CEILING INSPECTION	1	13-Oct-17	13-Oct-17	1						
A185-60	C1 - 3RD - O.H. - SECURITY & OTHER LOW VOLTAGE	10	13-Oct-17	26-Oct-17	1						
A185-50	C1 - 3RD - O.H. - TEL/DATA	10	13-Oct-17	26-Oct-17	1						
A185-10	C1 - 3RD - O.H. - PLUMBING: INSULATION PLUMBING PPES	10	13-Oct-17	26-Oct-17	1						
A188-10	C1 - 3RD - O.H. - FP TEST	2	20-Oct-17	23-Oct-17	0						
A185-20	C1 - 3RD - O.H. - PLUMBING: PLUMBING PPE IDENTIFICATION	1	27-Oct-17	27-Oct-17	1						
A185-70	C1 - 3RD - O.H. - ABOVE CEILING INSPECTION	5	27-Oct-17	02-Nov-17	1						
A183-70	C1 - 3RD - HM FRAMES	5	13-Nov-17	17-Nov-17	1						
A186-70	C1 - 3RD - INWALL - ELECTRICAL ROUGH	10	13-Nov-17	27-Nov-17	1						
A186-40	C1 - 3RD - INWALL - ROUGH IN PLUMBING PPE & TEST	10	13-Nov-17	27-Nov-17	1						
A184-40	C1 - 3RD - O.H. - HVAC PIPING	10	13-Nov-17	27-Nov-17	1						
A183-80	C1 - 3RD - FRAME INTERIOR WALLS	15	13-Nov-17	04-Dec-17	1						
A187-40	C1 - 3RD - DISPLACEMENT DIFUSERS/FAN COIL SETC	40	20-Nov-17	17-Jan-18	1						
A186-60	C1 - 3RD - INWALL - ELECTRICAL WALL INSPECTION	2	28-Nov-17	29-Nov-17	1						
A184-50	C1 - 3RD - O.H. - TEST PPE AND DUCT	2	28-Nov-17	29-Nov-17	1						



Activity ID	Activity Name	ig+Dur	Start	Finish	F	2016	2017	2018	2019	2020
						N D J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D
A18650	C1-3RD- INWALL- INSPECTION ROUGH PLUMBING	3	28-Nov-17	30-Nov-17	1					
A18650	C1-3RD- O.H.- ABOVE CEILING INSPECTION- ROUGH-IN COI	2	30-Nov-17	01-Dec-17	1					
A18660	C1-3RD- INWALL- INSULATE PLUMBING PPE AND IDENTIFIC	5	01-Dec-17	07-Dec-17	1					
A18660	C1-3RD- O.H.- INSULATE DUCT & PIPE	10	04-Dec-17	15-Dec-17	1					
A18640	C1-3RD- WOOD BLOCKING	5	05-Dec-17	11-Dec-17	1					
A18390	C1-3RD- WALL INSPECTION	5	05-Dec-17	11-Dec-17	1					
A18470	C1-3RD- O.H.- DUCT & PIPE IDENTIFICATION	2	18-Dec-17	19-Dec-17	1					
A18930	C1-3RD- FRE EXTINGUISHERS	2	24-May-18	25-May-18	1					
AREA C1- 2ND FLOOR- INTERIOR ROUGH-IN										
A19160	C1-2ND- ROOF DRAINS & RAIN LEADERS & INSULATE	10	11-Apr-17	25-Apr-17	0					
A19040	C1-2ND- LAYOUT	3	26-Sep-17	28-Sep-17	1					
A19100	C1-2ND- O.H.- HANG DUCT	10	29-Sep-17	12-Oct-17	1					
A19300	C1-2ND- INWALL- DUCT RISERS, INSULATION, FD & FIRE CA	10	06-Oct-17	19-Oct-17	1					
A19170	C1-2ND- O.H.- PLUMBING: GAS, WATER, SANITARY PPI	15	06-Oct-17	26-Oct-17	1					
A19220	C1-2ND- O.H.- FRE ALARM	10	13-Oct-17	26-Oct-17	1					
A19210	C1-2ND- O.H.- ELECTRICAL POWER	10	13-Oct-17	26-Oct-17	1					
A19110	C1-2ND- O.H.- SOUND ATTENUATORS	10	13-Oct-17	26-Oct-17	0					
A19280	C1-2ND- O.H.- FP PIPING	15	13-Oct-17	02-Nov-17	1					
A19310	C1-2ND- INWALL- HVAC PPI	5	20-Oct-17	26-Oct-17	1					
A19180	C1-2ND- O.H.- PLUMBING: TEST PLUMBING	2	25-Oct-17	26-Oct-17	1					
A19260	C1-2ND- O.H.- PLUMBING: ABOVE CEILING INSPECTION	1	27-Oct-17	27-Oct-17	1					
A19240	C1-2ND- O.H.- SECURITY & OTHER LOW VOLTAGE	10	27-Oct-17	09-Nov-17	1					
A19230	C1-2ND- O.H.- TEL/DATA	10	27-Oct-17	09-Nov-17	1					
A19190	C1-2ND- O.H.- PLUMBING: INSULATION PLUMBING PPES	10	27-Oct-17	09-Nov-17	1					
A19290	C1-2ND- O.H.- FP TEST	2	03-Nov-17	06-Nov-17	1					
A19200	C1-2ND- O.H.- PLUMBING: PLUMBING PPE IDENTIFICATION	1	13-Nov-17	13-Nov-17	1					
A19250	C1-2ND- O.H.- ABOVE CEILING INSPECTION	5	13-Nov-17	17-Nov-17	1					
A19120	C1-2ND- O.H.- HVAC PIPING	10	28-Nov-17	11-Dec-17	1					
A19050	C1-2ND- HM FRAMES	5	05-Dec-17	11-Dec-17	1					
A19350	C1-2ND- INWALL- ELECTRICAL ROUGH	10	05-Dec-17	18-Dec-17	1					
A19320	C1-2ND- INWALL- ROUGH IN PLUMBING PPE & TEST	10	05-Dec-17	18-Dec-17	1					
A19060	C1-2ND- FRAME INTERIOR WALLS	15	05-Dec-17	26-Dec-17	1					
A19130	C1-2ND- O.H.- TEST PPE AND DUCT	2	12-Dec-17	13-Dec-17	1					
A19420	C1-2ND- HVAC FINISH- DISPLACEMENT D/FUSERS/FAN COIL	40	12-Dec-17	07-Feb-18	1					
A19270	C1-2ND- O.H.- ABOVE CEILING INSPECTION- ROUGH-IN COI	2	14-Dec-17	15-Dec-17	1					
A19140	C1-2ND- O.H.- INSULATE DUCT & PIPE	10	18-Dec-17	02-Jan-18	1					
A19360	C1-2ND- INWALL- ELECTRICAL WALL INSPECTION	2	19-Dec-17	20-Dec-17	1					
A19330	C1-2ND- INWALL- INSPECTION ROUGH PLUMBING	3	19-Dec-17	21-Dec-17	1					
A19340	C1-2ND- INWALL- INSULATE PLUMBING PPE AND IDENTIFIC	5	22-Dec-17	29-Dec-17	1					
A19080	C1-2ND- WOOD BLOCKING	5	27-Dec-17	03-Jan-18	1					
A19070	C1-2ND- WALL INSPECTION	5	27-Dec-17	03-Jan-18	1					

Activity ID	Activity Name	Start	Finish	2016	2017	2018	2019	2020	2021
A1950	C1 - 2ND - O.H. - DUCT & PIPE IDENTIFICATION	2 03-Jan	04-Jan-18						
A1960	C1 - 2ND - FIRE EXTINGUISHERS	2 24-May	25-May-18						
AREA C1 - UPPER 1ST FLOOR - INTERIOR ROUGH-IN									
A1980	C1 - UPPER 1ST - ROOF DRAINS & RAIN LEADERS & INSULATE	10 11-Apr	25-Apr-17						
A19720	C1 - UPPER 1ST - LAYOUT	3 10-Oct-17	12-Oct-17						
A19780	C1 - UPPER 1ST - O.H. - HANG DUCT	10 13-Oct-17	26-Oct-17						
A19880	C1 - UPPER 1ST - INWALL: DUCT RISERS, INSULATION, FD & F	10 20-Oct-17	02-Nov-17						
A19830	C1 - UPPER 1ST - O.H. - PLUMBING: GAS, WATER, SANITARY F	15 20-Oct-17	09-Nov-17						
A19900	C1 - UPPER 1ST - O.H. - FIRE ALARM	10 27-Oct-17	09-Nov-17						
A19890	C1 - UPPER 1ST - O.H. - ELECTRICAL POWER	10 27-Oct-17	09-Nov-17						
A19860	C1 - UPPER 1ST - O.H. - FP PIPING	15 27-Oct-17	17-Nov-17						
A19900	C1 - UPPER 1ST - INWALL: HVAC PIPING, TEST AND INSULATION	5 03-Nov	09-Nov-17						
A19860	C1 - UPPER 1ST - O.H. - PLUMBING: TEST PLUMBING	2 08-Nov	09-Nov-17						
A19840	C1 - UPPER 1ST - O.H. - PLUMBING: ABOVE CEILING INSPECTION	1 13-Nov	13-Nov-17						
A19820	C1 - UPPER 1ST - O.H. - SECURITY & OTHER LOW VOLTAGE	10 13-Nov	27-Nov-17						
A19910	C1 - UPPER 1ST - O.H. - TEL/DATA	10 13-Nov	27-Nov-17						
A19870	C1 - UPPER 1ST - O.H. - PLUMBING: INSULATION PLUMBING PIPES	10 13-Nov	27-Nov-17						
A19870	C1 - UPPER 1ST - O.H. - FP TEST	2 20-Nov	21-Nov-17						
A19880	C1 - UPPER 1ST - O.H. - PLUMBING: PLUMBING PIPE IDENTIFICATION	1 28-Nov	28-Nov-17						
A19830	C1 - UPPER 1ST - O.H. - ABOVE CEILING INSPECTION	5 28-Nov	04-Dec-17						
A19730	C1 - UPPER 1ST - HM FRAMES	5 12-Dec	18-Dec-17						
A19800	C1 - UPPER 1ST - O.H. - HVAC PIPING	10 12-Dec	26-Dec-17						
A20030	C1 - UPPER 1ST - INWALL: ELECTRICAL ROUGH	10 19-Dec	03-Jan-18						
A20000	C1 - UPPER 1ST - INWALL: ROUGH IN PLUMBING PIPE & TEST	10 19-Dec	03-Jan-18						
A19810	C1 - UPPER 1ST - O.H. - TEST PIPE AND DUCT	2 27-Dec	28-Dec-17						
A19740	C1 - UPPER 1ST - FRAME INTERIOR WALLS	10 27-Dec	10-Jan-18						
A20100	C1 - UPPER 1ST - HVAC FINISH - DISPLACEMENT DIFFUSERS/F	40 27-Dec	22-Feb-18						
A19850	C1 - UPPER 1ST - O.H. - ABOVE CEILING INSPECTION - ROUGH	2 28-Dec	02-Jan-18						
A19820	C1 - UPPER 1ST - O.H. - INSULATE DUCT & PIPE	10 03-Jan	16-Jan-18						
A20040	C1 - UPPER 1ST - INWALL: ELECTRICAL WALL INSPECTION	2 04-Jan	05-Jan-18						
A20010	C1 - UPPER 1ST - INWALL: INSPECTION ROUGH PLUMBING	3 04-Jan	08-Jan-18						
A20020	C1 - UPPER 1ST - INWALL: INSULATE PLUMBING PIPE AND DUCT	5 09-Jan	15-Jan-18						
A19760	C1 - UPPER 1ST - WOOD BLOCKING	5 11-Jan	17-Jan-18						
A19750	C1 - UPPER 1ST - WALL INSPECTION	5 11-Jan	17-Jan-18						
A19830	C1 - UPPER 1ST - O.H. - DUCT & PIPE IDENTIFICATION	2 17-Jan	18-Jan-18						
A20340	C1 - UPPER 1ST - FIRE EXTINGUISHERS	2 23-May	30-May-18						
AREA C1 - LOWER 1ST FLOOR - INTERIOR ROUGH-IN									
A20520	C1 - LOWER 1ST - ROOF DRAINS & RAIN LEADERS & INSULATE	10 11-Apr	25-Apr-17						
A20400	C1 - LOWER 1ST - LAYOUT	3 24-Oct-17	26-Oct-17						
A20460	C1 - LOWER 1ST - O.H. - HANG DUCT	10 27-Oct-17	09-Nov-17						
A20660	C1 - LOWER 1ST - INWALL: DUCT RISERS, INSULATION, FD & I	10 03-Nov	17-Nov-17						

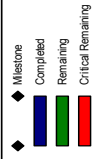
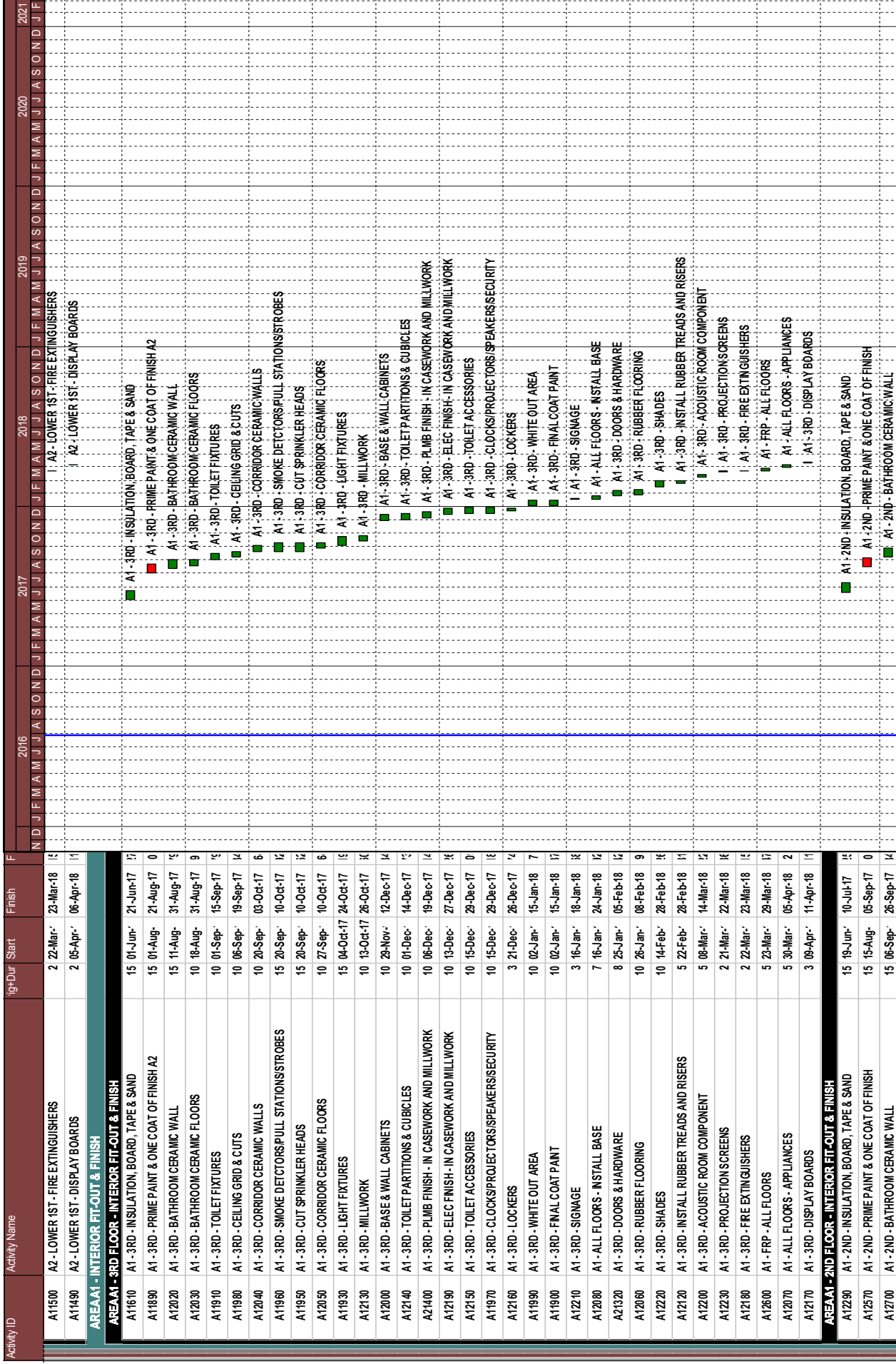
Activity ID	Activity Name	ig+Dur	Start	Finish	F	2016	2017	2018	2019	2020
						N D J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D
A20530	C1 - LOWER 1ST - O.H. - PLUMBING: GAS, WATER, SANITARY	20	03-Nov-	04-Dec-17	14					C1 - LOWER 1ST - O.H. - PLUMBING: GAS, WATER, SANITARY PIPING
A20570	C1 - LOWER 1ST - O.H. - ELECTRICAL POWER	10	13-Nov-	27-Nov-17	11					C1 - LOWER 1ST - O.H. - ELECTRICAL POWER
A20670	C1 - LOWER 1ST - INWALL - HVAC PIPING, TEST AND INSULATION	5	20-Nov-	27-Nov-17	11					C1 - LOWER 1ST - INWALL - HVAC PIPING, TEST AND INSULATION
A20640	C1 - LOWER 1ST - O.H. - FP PIPING	15	20-Nov-	11-Dec-17	11					C1 - LOWER 1ST - O.H. - FP PIPING
A20590	C1 - LOWER 1ST - O.H. - TEL/DATA	10	28-Nov-	11-Dec-17	11					C1 - LOWER 1ST - O.H. - TEL/DATA
A20580	C1 - LOWER 1ST - O.H. - FIRE ALARM	10	28-Nov-	11-Dec-17	11					C1 - LOWER 1ST - O.H. - FIRE ALARM
A20540	C1 - LOWER 1ST - O.H. - PLUMBING: TEST PLUMBING	2	01-Dec-	04-Dec-17	14					C1 - LOWER 1ST - O.H. - PLUMBING: TEST PLUMBING
A20620	C1 - LOWER 1ST - O.H. - PLUMBING: ABOVE CEILING INSPECTION	1	05-Dec-	05-Dec-17	14					C1 - LOWER 1ST - O.H. - PLUMBING: ABOVE CEILING INSPECTION
A20530	C1 - LOWER 1ST - O.H. - PLUMBING: INSULATION PLUMBING PIPES	10	05-Dec-	18-Dec-17	14					C1 - LOWER 1ST - O.H. - PLUMBING: INSULATION PLUMBING PIPES
A20630	C1 - LOWER 1ST - O.H. - FP TEST	2	12-Dec-	13-Dec-17	11					C1 - LOWER 1ST - O.H. - FP TEST
A20600	C1 - LOWER 1ST - O.H. - SECURITY & OTHER LOW VOLTAGE	10	12-Dec-	26-Dec-17	11					C1 - LOWER 1ST - O.H. - SECURITY & OTHER LOW VOLTAGE
A20560	C1 - LOWER 1ST - O.H. - PLUMBING: PLUMBING PIPE IDENTIFICATION	1	19-Dec-	19-Dec-17	14					C1 - LOWER 1ST - O.H. - PLUMBING: PLUMBING PIPE IDENTIFICATION
A20610	C1 - LOWER 1ST - O.H. - ABOVE CEILING INSPECTION	5	27-Dec-	03-Jan-18	11					C1 - LOWER 1ST - O.H. - ABOVE CEILING INSPECTION
A20480	C1 - LOWER 1ST - O.H. - HVAC PIPING	10	27-Dec-	10-Jan-18	14					C1 - LOWER 1ST - O.H. - HVAC PIPING
A20490	C1 - LOWER 1ST - O.H. - TEST PIPE AND DUCT	2	11-Jan-	12-Jan-18	14					C1 - LOWER 1ST - O.H. - TEST PIPE AND DUCT
A20630	C1 - LOWER 1ST - O.H. - ABOVE CEILING INSPECTION - ROUGH IN COMPLETE	2	15-Jan-	16-Jan-18	14					C1 - LOWER 1ST - O.H. - ABOVE CEILING INSPECTION - ROUGH IN COMPLETE
A20500	C1 - LOWER 1ST - O.H. - INSULATE DUCT & PIPE	10	17-Jan-	30-Jan-18	14					C1 - LOWER 1ST - O.H. - INSULATE DUCT & PIPE
A20710	C1 - LOWER 1ST - INWALL - ELECTRICAL ROUGH	10	18-Jan-	31-Jan-18	11					C1 - LOWER 1ST - INWALL - ELECTRICAL ROUGH
A20680	C1 - LOWER 1ST - INWALL - ROUGH IN PLUMBING PIPE & TEST	10	18-Jan-	31-Jan-18	14					C1 - LOWER 1ST - INWALL - ROUGH IN PLUMBING PIPE & TEST
A20410	C1 - LOWER 1ST - HM FRAMES	5	25-Jan-	31-Jan-18	11					C1 - LOWER 1ST - HM FRAMES
A20420	C1 - LOWER 1ST - FRAME INTERIOR WALLS	10	25-Jan-	07-Feb-18	11					C1 - LOWER 1ST - FRAME INTERIOR WALLS
A20780	C1 - LOWER 1ST - HVAC FINISH - DISPLACEMENT DIFFUSERS/FAN COILS ETC	40	25-Jan-	22-Mar-18	1					C1 - LOWER 1ST - HVAC FINISH - DISPLACEMENT DIFFUSERS/FAN COILS ETC
A20510	C1 - LOWER 1ST - O.H. - DUCT & PIPE IDENTIFICATION	2	31-Jan-	01-Feb-18	14					C1 - LOWER 1ST - O.H. - DUCT & PIPE IDENTIFICATION
A20720	C1 - LOWER 1ST - INWALL - ELECTRICAL WALL INSPECTION	2	01-Feb-	02-Feb-18	11					C1 - LOWER 1ST - INWALL - ELECTRICAL WALL INSPECTION
A20690	C1 - LOWER 1ST - INWALL - INSPECTION ROUGH PLUMBING	3	01-Feb-	05-Feb-18	14					C1 - LOWER 1ST - INWALL - INSPECTION ROUGH PLUMBING
A21040	FINISH DATE: ROUGH IN	0		01-Feb-18	4					FINISH DATE: ROUGH IN
A20700	C1 - LOWER 1ST - INWALL - INSULATE PLUMBING PIPE AND ID	5	06-Feb-	12-Feb-18	14					C1 - LOWER 1ST - INWALL - INSULATE PLUMBING PIPE AND IDENTIFICATION
A20440	C1 - LOWER 1ST - WOOD BLOCKING	5	08-Feb-	14-Feb-18	11					C1 - LOWER 1ST - WOOD BLOCKING
A20430	C1 - LOWER 1ST - WALL INSPECTION	5	08-Feb-	14-Feb-18	11					C1 - LOWER 1ST - WALL INSPECTION
A21020	C1 - LOWER 1ST - FIRE EXTINGUISHERS	2	31-May-	01-Jun-18	11					C1 - LOWER 1ST - FIRE EXTINGUISHERS
INTERIOR FIT-OUT & FINISH										
AREA A2 - INTERIOR FIT-OUT & FINISH										
AREA A2 - 3RD FLOOR - INTERIOR FIT-OUT & FINISH										
A3160	START: FINISHES	0	20-Mar-		6					START: FINISHES
A3120	A2 - 3RD - INSULATION, BOARD, TAPE & SAND	15	20-Mar-	07-Apr-17	17					A2 - 3RD - INSULATION, BOARD, TAPE & SAND
A3410	A2 - 3RD - PRIME PAINT & ONE COAT OF FINISH	15	28-May-	16-Jun-17	11					A2 - 3RD - PRIME PAINT & ONE COAT OF FINISH
A3510	A2 - 3RD - CEILING GRID & CUTS	10	14-Jun-	27-Jun-17	17					A2 - 3RD - CEILING GRID & CUTS
A3550	A2 - 3RD - BATHROOM CERAMIC WALL	15	19-Jun-	10-Jul-17	2					A2 - 3RD - BATHROOM CERAMIC WALL
A3570	A2 - 3RD - CORRIDOR CERAMIC WALLS	10	28-Jun-	12-Jul-17	2					A2 - 3RD - CORRIDOR CERAMIC WALLS
A3480	A2 - 3RD - CUT SPRINKLER HEADS	15	28-Jun-	19-Jul-17	3					A2 - 3RD - CUT SPRINKLER HEADS
A3460	A2 - 3RD - LIGHT FIXTURES	15	28-Jun-	19-Jul-17	17					A2 - 3RD - LIGHT FIXTURES



Activity ID	Activity Name	Start	Finish	2016	2017	2018	2019	2020
A9930	A2 - 2ND - ELEC FINISH - CLOCK/PROJECTORS/SPEAKERS	10-Nov-17	22-Nov-17					
A21360	A2 - 2ND - PLUMB FINISH - IN CASEWORK AND MILLWORK	5-Nov-17	20-Nov-17					
A9950	A2 - 2ND - WHITE OUT AREA	10-Nov-17	30-Nov-17					
A10120	A2 - 2ND - LOCKERS	5-Dec-17	08-Dec-17					
A10020	A2 - 2ND - RUBBER FLOORING	5-Dec-17	04-Jan-18					
A21350	A2 - 2ND - DOORS & HARDWARE	8-Jan-18	16-Jan-18					
A9960	A2 - 2ND - FINAL COAT AREA	10-Jan-18	30-Jan-18					
A10080	A2 - 2ND - INSTALL RUBBER TREADS AND RISERS	5-Jan-18	06-Feb-18					
A10180	A2 - 2ND - SHADES	10-Feb-18	13-Feb-18					
A10170	A2 - 2ND - SIGNAGE	3-Feb-18	15-Feb-18					
A10160	A2 - 2ND - ACOUSTIC ROOM COMPONENT	5-Feb-18	21-Feb-18					
A10190	A2 - 2ND - PROJECTION SCREENS	2-Mar-18	14-Mar-18					
A10140	A2 - 2ND - FIRE EXTINGUISHERS	2-Mar-18	19-Mar-18					
A10060	A2 - 2ND - MOISTURE MITIGATION AND CARPET	5-Mar-18	04-Apr-18					
A10130	A2 - 2ND - DISPLAY BOARDS	2-Mar-18	02-Apr-18					
A10030	A2 - ALL FLOOR - APPLIANCES	5-Mar-18	05-Apr-18					
AREA A2 - UPPER 1ST FLOOR - INTERIOR FIT-OUT & FINISH								
A2190	A2 - UPPER - LGMF	5-Feb-17	23-Feb-17					
A10250	A2 - UPPER 1ST - INSULATION, BOARD, TAPE & SAND	15-Apr-17	10-May-17					
A10530	A2 - UPPER 1ST - PRIME PAINT & ONE COAT OF FINISH	10-Jun-17	10-Jul-17					
A10660	A2 - UPPER 1ST - BATHROOM CERAMIC WALL	15-Jul-17	31-Jul-17					
A10550	A2 - UPPER 1ST - PLUMB FINISH - TOILET FIXTURES	15-Aug-17	21-Aug-17					
A10620	A2 - UPPER 1ST - CEILING GRID & CUTS	10-Aug-17	21-Aug-17					
A10590	A2 - UPPER 1ST - FP FINISH - CUT SPRINKLER HEADS	15-Aug-17	12-Sep-17					
A10570	A2 - UPPER 1ST - ELEC FINISH - LIGHT FIXTURES	15-Aug-17	12-Sep-17					
A10600	A2 - UPPER 1ST - ELEC FINISH - SMOKE DETECTORS/PULL STA	25-Sep-17	26-Sep-17					
A10670	A2 - UPPER 1ST - BATHROOM CERAMIC FLOORS	10-Sep-17	12-Sep-17					
A10680	A2 - UPPER 1ST - CORRIDOR CERAMIC WALLS	10-Sep-17	26-Sep-17					
A10690	A2 - UPPER 1ST - CORRIDOR CERAMIC FLOORS	10-Sep-17	03-Oct-17					
A10770	A2 - UPPER 1ST - MILLWORK	10-Sep-17	05-Oct-17					
A10780	A2 - UPPER 1ST - TOILET PARTITIONS & CUBICLES	10-Nov-17	15-Nov-17					
A10640	A2 - UPPER 1ST - BASE & WALL CABINETS	10-Nov-17	20-Nov-17					
A21370	A2 - UPPER 1ST - PLUMB FINISH - IN CASEWORK AND MILLWORK	10-Nov-17	28-Nov-17					
A10790	A2 - UPPER 1ST - TOILET ACCESSORIES	10-Nov-17	30-Nov-17					
A10610	A2 - UPPER 1ST - ELEC FINISH - CLOCK/PROJECTORS/SPEAKERS	10-Nov-17	05-Dec-17					
A10830	A2 - UPPER 1ST - ELEC FINISH - IN CASEWORK AND MILLWORK	10-Dec-17	14-Dec-17					
A10540	A2 - UPPER 1ST - FINAL COAT PAINT	10-Dec-17	14-Dec-17					
A11430	A2 - UPPER 1ST - WHITE OUT AREA	10-Dec-17	14-Dec-17					
A10630	A2 - UPPER 1ST - WHITE OUT AREA	15-Dec-17	21-Dec-17					
A10800	A2 - UPPER 1ST - LOCKERS	5-Dec-17	15-Dec-17					
A10700	A2 - UPPER 1ST - RUBBER FLOORING	10-Jan-18	18-Jan-18					



Shawmut Design and Construction
EDWARD DEVOTION SCHOOL
Project Schedule - Full - GMP #2 dated 9/23/2016



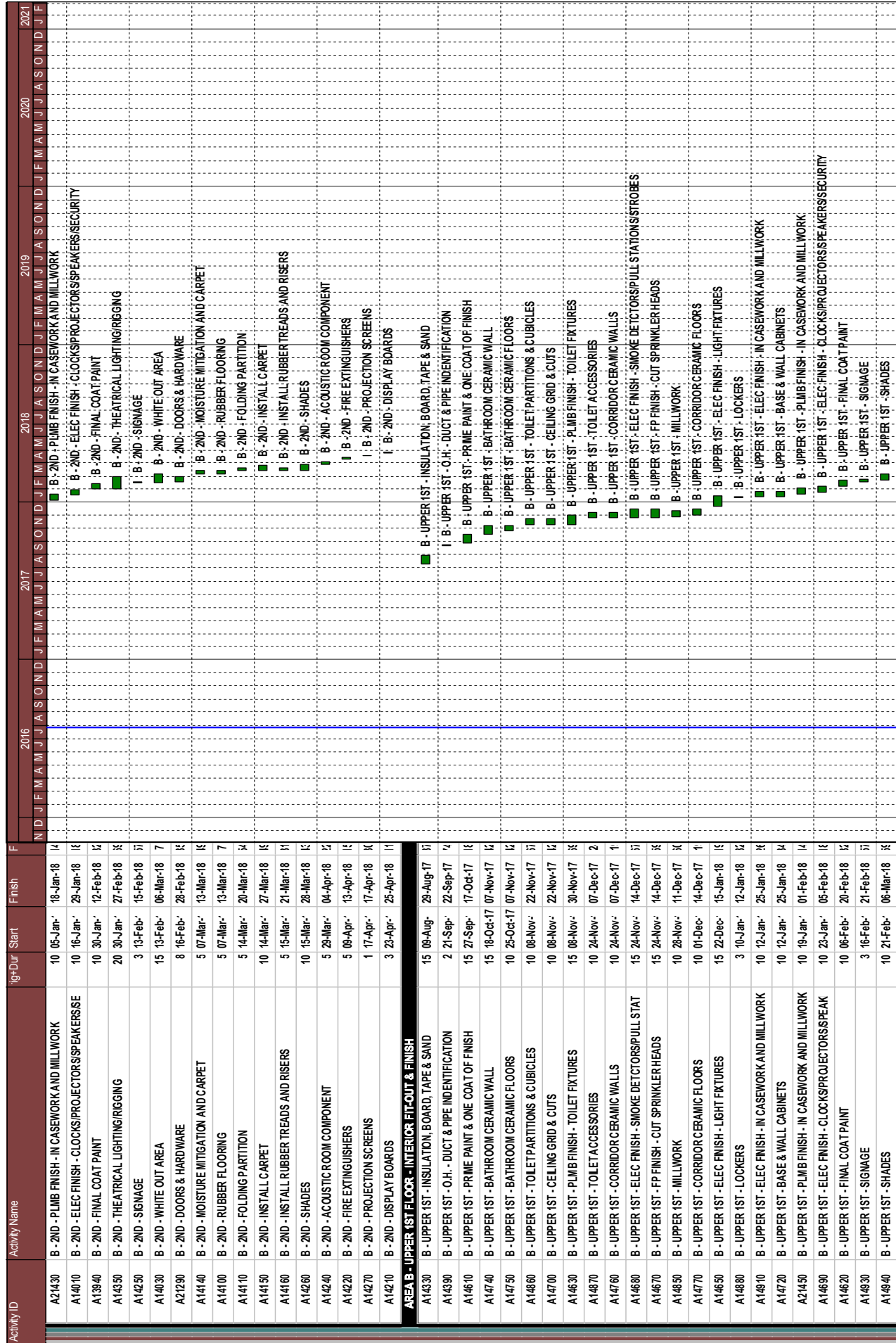
Shawmut Design and Construction
EDWARD DEVOTION SCHOOL

Project Schedule - Full - GMP #2 dated 9/23/2016



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Shawmut Design and Construction

EDWARD DEVOTION SCHOOL

Project Schedule - Full - GMP #2 dated 9/23/2016

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Milestone

Completed

Remaining

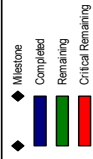
Critical Remaining

SHAWMUT

Design and Construction

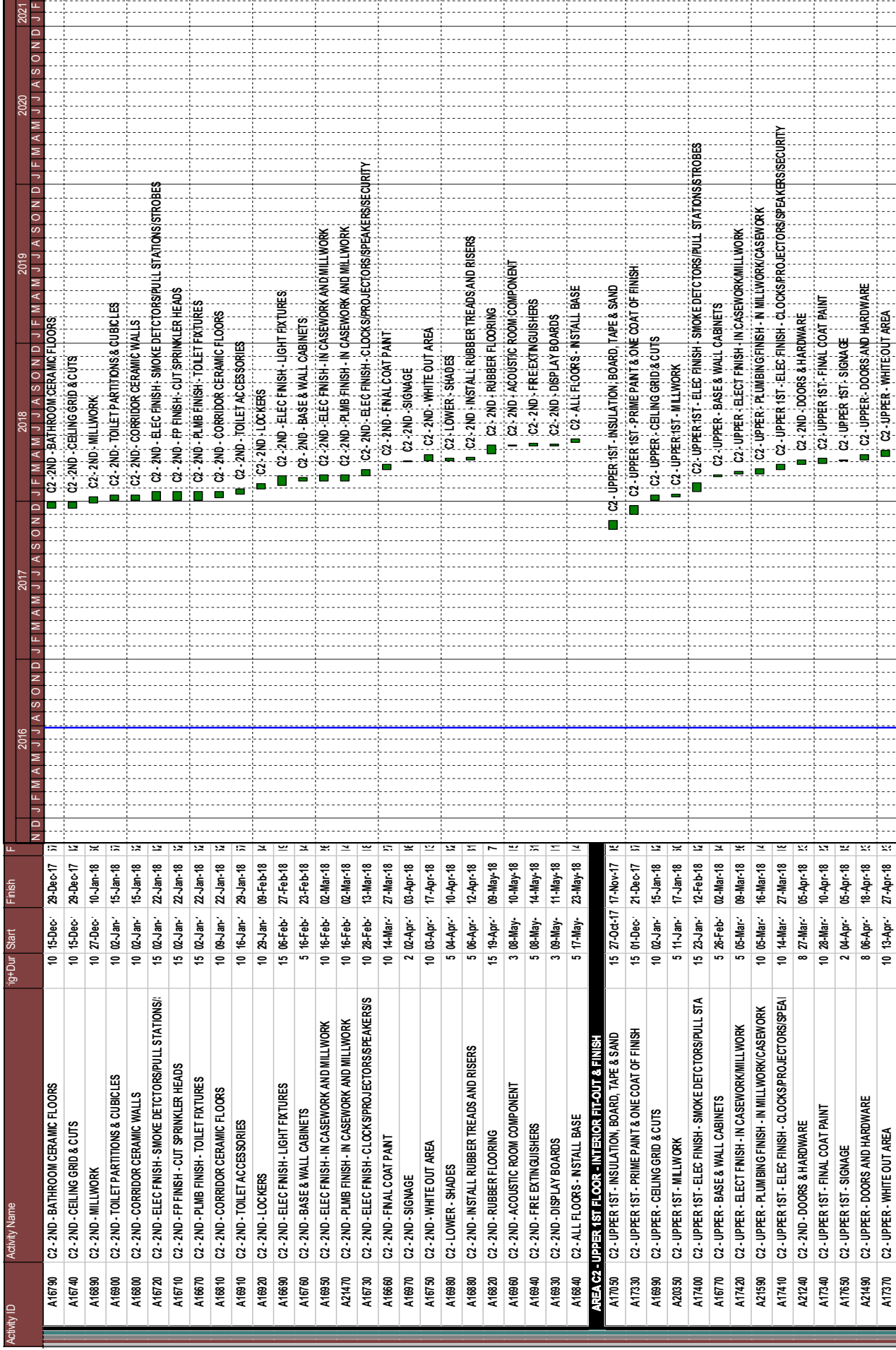
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Activity ID	Activity Name	Start	Finish	Duration	2016	2017	2018	2019	2020	2021
A1580	B - LOWER 1ST - FIRE EXTINGUISHERS	5/24/18	30-Apr-18	1						
A1570	B - LOWER 1ST - DISPLAY BOARDS	3/01/18	03-May-18	1						
AREA C2 - INTERIOR FIT-OUT & FINISH										
AREA C2 - 3RD FLOOR - INTERIOR FIT-OUT & FINISH										
A1590	C2 - 3RD - INSULATION, BOARD, TAPE & SAND	15/15-Sep	05-Oct-17	1						
A1570	C2 - 3RD - PRIME PAINT & ONE COAT OF FINISH	15/01-Nov	22-Nov-17	1						
A1610	C2 - 3RD - BATHROOM CERAMIC WALL	15/24-Nov	14-Dec-17	1						
A1610	C2 - 3RD - BATHROOM CERAMIC FLOORS	10/01-Dec	14-Dec-17	1						
A1600	C2 - 3RD - CEILING GRID & CUTS	10/01-Dec	14-Dec-17	1						
A1620	C2 - 3RD - MILLWORK	10/12-Dec	26-Dec-17	1						
A1620	C2 - 3RD - CORRIDOR CERAMIC WALLS	10/12-Dec	26-Dec-17	1						
A1640	C2 - 3RD - SMOKE DETECTORS/PULL STATIONS/STROBES	15/12-Dec	03-Jan-18	1						
A1600	C2 - 3RD - CUT SPRINKLER HEADS	15/12-Dec	03-Jan-18	1						
A1620	C2 - 3RD - TOILET PARTITIONS & CUBICLES	10/15-Dec	29-Dec-17	1						
A1590	C2 - 3RD - TOILET FIXTURES	15/15-Dec	08-Jan-18	1						
A1610	C2 - 3RD - CORRIDOR CERAMIC FLOORS	10/19-Dec	03-Jan-18	1						
A1620	C2 - 3RD - TOILET ACCESSORIES	10/02-Jan	15-Jan-18	1						
A1620	C2 - 3RD - LOCKERS	5/22-Jan	26-Jan-18	1						
A1600	C2 - 3RD - LIGHT FIXTURES	15/23-Jan	12-Feb-18	1						
A1620	C2 - 3RD - ELEC FINISH - IN CASEWORK AND MILLWORK	10/02-Feb	15-Feb-18	1						
A1600	C2 - 3RD - BASE & WALL CABINETS	5/09-Feb	15-Feb-18	1						
A2160	C2 - 3RD - PLUMB FINISH - IN CASEWORK AND MILLWORK	10/09-Feb	23-Feb-18	1						
A1600	C2 - 3RD - CLOCKS/PROJECTORS/SPEAKERS/SECURITY	10/13-Feb	27-Feb-18	1						
A1600	C2 - UPPER - LIGHT FIXTURES	15/21-Feb	13-Mar-18	1						
A1620	C2 - 3RD - SIGNAGE	2/27-Feb	28-Feb-18	1						
A1580	C2 - 3RD - FINAL COAT PAINT	10/14-Mar	27-Mar-18	1						
A2160	C2 - 3RD - DOORS & HARDWARE	8/22-Mar	02-Apr-18	1						
A1600	C2 - 3RD - WHITE OUT AREA	10/22-Mar	04-Apr-18	1						
A1630	C2 - 3RD - 2nd - SHADES	5/28-Mar	03-Apr-18	1						
A1620	C2 - 3RD - INSTALL RUBBER TREADS AND RISERS	3/03-Apr	05-Apr-18	1						
A1610	C2 - 3RD - RUBBER FLOORING	10/04-Apr	18-Apr-18	7						
A1610	C2 - ALL FLOORS - APPLIANCES	5/13-Apr	20-Apr-18	1						
A1610	C2 - 3RD - PROJECTION SCREENS	3/20-Apr	24-Apr-18	1						
A1660	C2 - FRP - ALL FLOORS	5/25-Apr	01-May-18	1						
A1620	C2 - 3RD - ACOUSTIC ROOM COMPONENT	5/01-May	07-May-18	1						
A1620	C2 - 3RD - FIRE EXTINGUISHERS	5/01-May	07-May-18	1						
A1620	C2 - 3RD - DISPLAY BOARDS	3/04-May	08-May-18	1						
AREA C2 - 2ND FLOOR - INTERIOR FIT-OUT & FINISH										
A1630	C2 - 2ND - INSULATION, BOARD, TAPE & SAND	15/06-Oct	26-Oct-17	1						
A1660	C2 - 2ND - PRIME PAINT & ONE COAT OF FINISH	15/16-Nov	07-Dec-17	1						
A1670	C2 - 2ND - BATHROOM CERAMIC WALL	15/08-Dec	29-Dec-17	1						



Shawmut Design and Construction
 EDWARD DEVOTION SCHOOL
 Project Schedule - Full - GMP #2 dated 9/23/2016

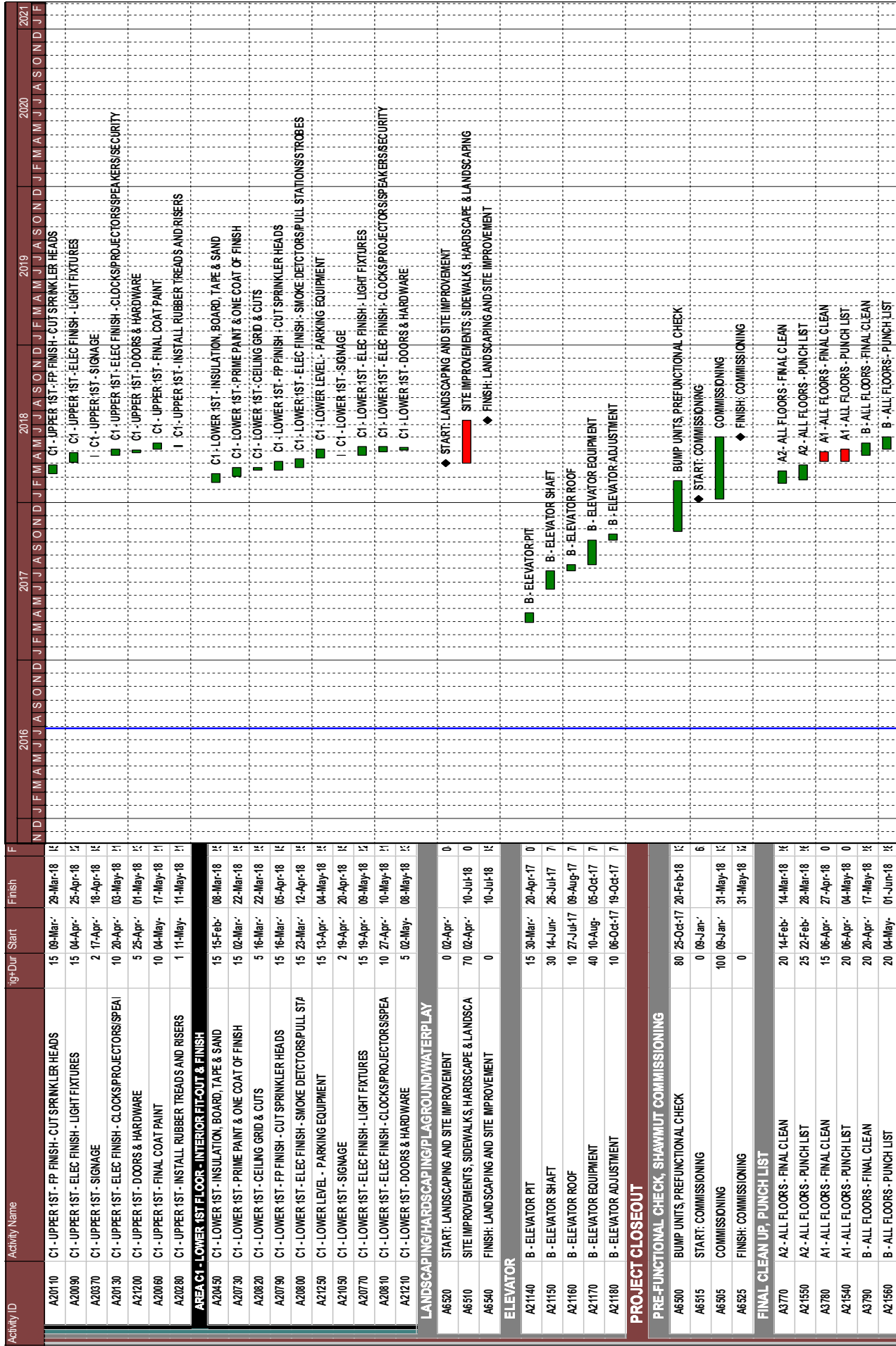




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	F	2016	2017	2018	2019	2020	2021
	N D J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D
Activity ID	Activity Name	ig+Dur	Start	Finish			
A18770	C1-3RD - CLOCKS/PROJECTORS/SPEAKERS/SECURITY	10	30-Mar-'18	12-Apr-18	I I		
A19010	C1-3RD - SIGNAGE	2	10-Apr-'18	11-Apr-18	I I		
A21220	C1-3RD - DOORS & HARDWARE	8	17-Apr-'18	26-Apr-18	I I		
A18920	C1-3RD - INSTALL RUBBER TREADS AND RISERS	3	19-Apr-'18	23-Apr-18	I I		
A19020	C1-3RD - SHADES	5	30-Apr-'18	04-May-18	I I		
A18780	C1-3RD - FINAL COAT PAINT	10	30-Apr-'18	11-May-18	I I		
A19680	C1-3RD - WHITE OUT AREA	5	01-May-	07-May-18	I I		
A17440	C1-3RD - RUBBER FLOORING	10	10-May-	23-May-18	I I		
A19000	C1-3RD - ACOUSTIC ROOM COMPONENT	3	11-May-	15-May-18	I I		
A19030	C1-3RD - PROJECTION SCREENS	2	14-May-	15-May-18	I I		
A18970	C1-3RD - DISPLAY BOARDS	3	14-May-	16-May-18	I I		
AREA C1-2ND FLOOR - INTERIOR FIT-OUT & FINISH							
A19390	C1-2ND - INSULATION, BOARD, TAPE & SAND	15	04-Jan-'18	24-Jan-18	I I		
A19370	C1-2ND - PRIME PAINT & ONE COAT OF FINISH	10	25-Jan-'18	07-Feb-18	I I		
A19640	C1-2ND - LOCKERS	5	08-Feb-'18	14-Feb-18	I I		
A19460	C1-2ND - CEILING GRID & CUTS	10	08-Feb-'18	22-Feb-18	I I		
A19610	C1-2ND - MILLWORK	15	15-Feb-'18	08-Mar-18	I I		
A19520	C1-2ND - CORRIDOR CERAMIC WALLS	10	23-Feb-'18	08-Mar-18	I I		
A19440	C1-2ND - ELEC FNISH - SMOKE DETCTORS/PULL STATIONS/I	15	23-Feb-'18	15-Mar-18	I I		
A19430	C1-2ND - FP FINISH - CUT SPRINKLER HEADS	15	23-Feb-'18	15-Mar-18	I I		
A19530	C1-2ND - CORRIDOR CERAMIC FLOORS	10	02-Mar-'18	15-Mar-18	I I		
A19410	C1-2ND - ELEC FNISH- LIGHT FIXTURES	15	21-Mar-'18	10-Apr-18	I I		
A19480	C1-2ND - BASE & WALL CABINETS	10	26-Mar-'18	06-Apr-18	I I		
A19670	C1-2ND - ELEC FNISH - IN CASEWORK AND MILLWORK	15	09-Apr-'18	30-Apr-18	I I		
A19450	C1-2ND - ELEC FNISH - CLOCKS/PROJECTORS/SPEAKERS/S	10	10-Apr-'18	24-Apr-18	I I		
A19690	C1-2ND - SIGNAGE	2	12-Apr-'18	13-Apr-18	I I		
A21520	C1-2ND - PLUMB FINISH - IN CASEWORK AND MILLWORK	15	17-Apr-'18	07-May-18	I I		
A21190	C1-2ND - DOORS & HARDWARE	8	20-Apr-'18	01-May-18	I I		
A19600	C1-2ND - INSTALL RUBBER TREADS AND RISERS	3	24-Apr-'18	26-Apr-18	I I		
A19470	C1-2ND - WHITE OUT AREA	5	04-May-	10-May-18	I I		
A19700	C1-2ND - SHADES	5	07-May-	11-May-18	I I		
A19380	C1-2ND - FINAL COAT PAINT	10	07-May-	18-May-18	I I		
A19630	C1-2ND - DISPLAY BOARDS	3	17-May-	21-May-18	I I		
A19540	C1-2ND - RUBBER FLOORING	10	17-May-	31-May-18	I I		
A19710	C1-2ND - PROJECTION SCREENS	2	21-May-	22-May-18	I I		
A19590	C1-ALL FLOORS - BASE	3	21-May-	23-May-18	I I		
AREA C1- UPPER 1ST FLOOR - INTERIOR FIT-OUT & FINISH							
A19770	C1-UPPER 1ST - INSULATION, BOARD, TAPE & SAND	15	18-Jan-'18	07-Feb-18	I I		
A20030	C1-UPPER 1ST - PRIME PAINT & ONE COAT OF FINISH	15	01-Feb-'18	22-Feb-18	I I		
A20140	C1-UPPER 1ST - CEILING GRID & CUTS	10	23-Feb-'18	08-Mar-18	I I		
A20120	C1-UPPER 1ST - ELEC FNISH - SMOKE DETCTORS/PULL STA	15	09-Mar-'18	29-Mar-18	I I		





Shawmut Design and Construction

EDWARD DEVOTION SCHOOL

Project Schedule - Full - GMP #2 dated 9/23/2016

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Proj: 121526
Print Date: 23-Sep-16

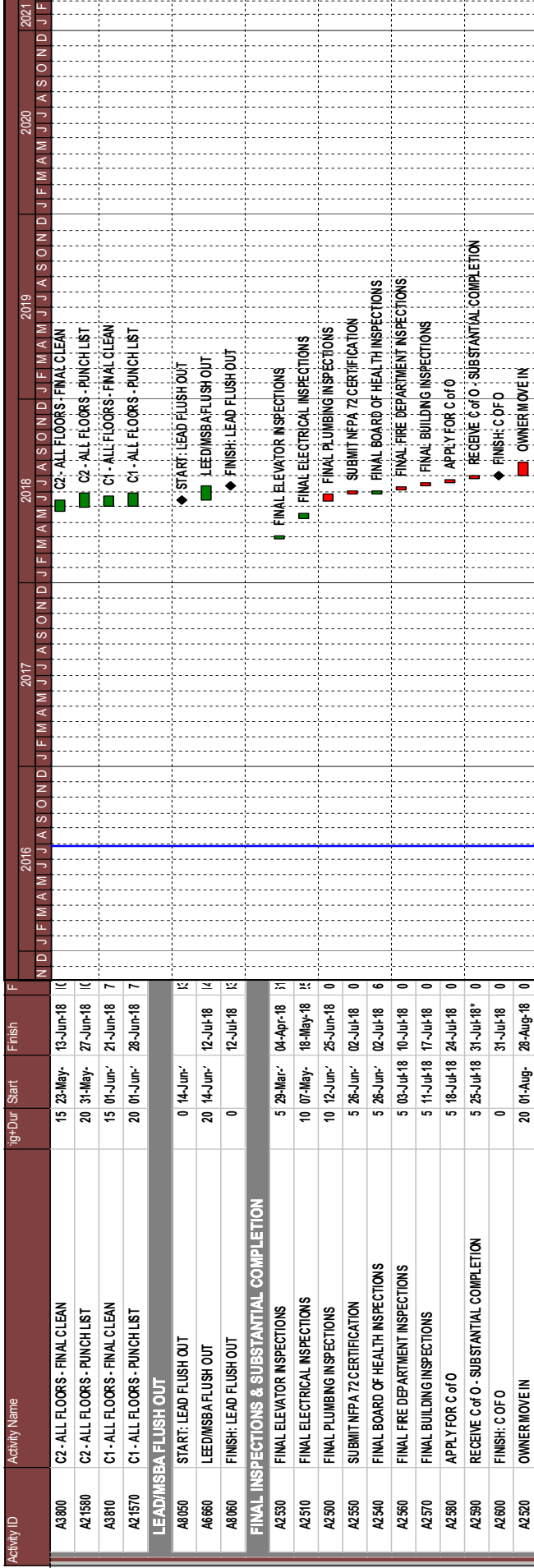
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◆ Milestone

■ Completed

■ Remaining

■ Critical Remaining



(End Exhibit D)

Exhibit E - Allowances within the GMP



Final GMP Allowances

SHAWMUT DESIGN and CONSTRUCTION

PROJECT : Edward Devotion School **DATE** 11/1/2016
LOCATION : Brookline, MA **PROJECT #** 121526
CLIENT : Town of Brookline
ARCHITECT : HMFH Architects
ESTIMATOR : BP

Allowance Value		Description	
\$	100,000.00	024100	Shoring During Demo at Rear Wall, Floor Openings, and Interior Wall Openings of 1913 Building
\$	25,000.00	024100	Cut and Cap Utilities During Demolition
\$	68,000.00	033000	Winter Conditions for Concrete - Blankets, Snow Removal
\$	80,000.00	051000	Carpentry - Installation of Materials Furnished by Steel Fabricator
\$	100,000.00	051000	Allowance for Added Frames, Beam penetrations, Scope Changes through 100% CDs
\$	45,000.00	051000	Logistics, Out of Sequence Work, Premium Time, and/or additional Equipment
\$	15,000.00	310000	Salvage and Reset Bluestone Pavers
\$	433,000.00	Total of Allowances from iGMP#1	
Allowance Value		Description	
\$	300,000.00	013000	Utility Consumption Allowance
\$	400,000.00	013000	Winter Conditions Allowance
\$	200,000.00	013000	Temporary Humidity Control
\$	550,000.00	013000	Temporary Building Enclosure
\$	75,000.00	310000	Stedman Street Overlay
	See Parking Control	111200	Parking Control
\$	1,525,000.00	Total of Allowances from Final GMP	
\$	1,958,000.00	Total of Allowances in Full Contract	

(End Exhibit E)

Exhibit F - Assumptions, Clarifications, and Qualifications



This GMP is based on the following Documents

1. 100% Construction Documents - Bid Set Specifications and Plans Dated August 24, 2016
2. 100% Construction Documents Bid Set - Addendum No. 1
3. 100% Construction Documents Bid Set - Addendum No. 2
4. 100% Construction Documents Bid Set - Addendum No. 3
5. 100% Construction Documents Bid Set - Addendum No. 4
6. 100% Construction Documents Bid Set - Addendum No. 4R
7. 100% Construction Documents Bid Set - Addendum No. 5
8. 100% Construction Documents Bid Set - Addendum No. 6
9. ASI's 001-016
10. Proposal Request Nos. 001 - 005

This GMP is based on the following qualifications

- 1.) Drawings and specifications dated August 24, 2016 and addendum
- 2.) Addendum 1 one through 7
- 3.) Town of Brookline is to make available to CM, at no cost, parking along Stedman Street reserved for CM's use Monday - Friday, 7:00 am - 4:00 pm.
- 4.) All work directed to be performed within the root protection zones of trees will be performed in accordance with Contract Documents, and under coordination with the Landscape Architect and Town of Brookline Arborist.
- 5.) Normal working hours of 7:00 am to 5:00 pm.
- 6.) Soldier pile and lagging to be installed with drilling method and not driven method.
- 7.) Volumes of contaminated soil is as listed in table. Site contractors have calculated excess volume above the given table and we have included removal of those soils as clean fill. Classifications of these soils will need to be done to determine a unit cost for remediated soil removal.
- 8.) Signage schedule issued by HMFH Architects dated October 6th, 2016
- 9.) Structural support & installation details will need to be coordinated prior to fabrication
- 10.) Planting quantities based on plant schedule per landscaping drawings dated August 24th, 2016

The following items are excluded

- 1.) All costs for Town of Brookline Permits are excluded
- 2.) Furniture Fixtures and Equipment not specifically included in the Contract Documents
- 3.) Sales Tax
- 4.) Material testing not specifically required by Contract Documents
- 5.) Primary cabling and terminations (assumed by utility)
- 6.) Builders Risk Insurance - Policy to be provided by Town of Brookline
- 7.) Sewer, storm or groundwater ejector pumps
- 8.) Domestic water booster pumps
- 9.) Offsite storage of artifacts labeled salvage for owner excluded. Onsite Secure Storage to
- 10.) Rigid insulation at garage slab on grade
- 11.) No PCB's detected above 50ppm were found during consultant testing, therefore no PCB
- 12.) Trimming of existing trees to remain (by owner)
- 13.) Testing of new utility connections
- 14.) Contaminated water remediation and/or removal except in performance of removal of
- 15.) Utility back charges and utility fee tie in fees
- 16.) Trimming of Trees to Remain (to be performed by Town Arborist by owner)
- 17.) Window washing equipment
- 18.) For areas with acoustic spray fireproofing we have included spraying the beams with
- 19.) 084410 - Kawneer will only provide 10lbs/sf for water penetration under static pressure in
- 20.) 084410 - Curtainwall special assembly warranty is available for 2 years in lieu of 10 years per specifications
- 21.) 084410 - Curtainwall mock-up - sunshade devices

Alternates

- 1.) N/A

(End Exhibit F)

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SCHEDULE OF CONSTRUCTION MANAGEMENT COSTS

CONSTRUCTION PHASE

	Duration in Months	Percentage of Time Allocated	Monthly Rate	Schedule of Values
A. List of Project Management Staff with Titles				
Principal				incl.
Project Executive	30	20%	\$ 34,745	\$ 208,468
Senior Project Manager	30	92%	\$ 17,813	\$ 489,870
Project Manager/Project Eng	29	99%	\$ 15,442	\$ 441,649
APM	28	99%	\$ 8,956	\$ 247,189
Subtotal A: PM Staff				\$ 1,387,176

All personnel listed above are key staff

	Duration in Months	Percentage of Time Allocated	Monthly Rate	Schedule of Values
B. List of Staff Field Staff with Titles				
General Superintendent	24	9%	\$ 34,745	\$ 72,964
Superintendent	27	100%	\$ 27,404	\$ 738,538
Superintendent	27	100%	\$ 15,442	\$ 416,941
Assistant Superintendent	23	100%	\$ 8,956	\$ 205,991
Scheduler	26	10%	\$ 25,480	\$ 66,248
Quality Control - Engineering Services MEP	26	20%	\$ 23,754	\$ 123,519
Safety	26	20%	\$ 17,732	\$ 92,206
Engineering Services (BIM)	26	18%	\$ 10,036	\$ 46,389
Field Engineering with trades	0	0%	\$ 34,667	\$ -
Subtotal B: Field Staff				\$ 1,762,796

FORM D CONTINUED
SCHEDULE OF CONSTRUCTION MANAGEMENT COSTS
CONSTRUCTION PHASE

For Baseline Project Schedule

	Duration in Months	Percentage of Time Allocated	Monthly Rate	Schedule of Values
C. List of Clerical Staff with Titles				
Estimator	3	67%	\$ 23,901	\$ 47,802
Accountant/Cost Control	29	96%	\$ 10,038	\$ 278,547
Contracts/Purchasing	4	20%	\$ 26,693	\$ 21,355
Admin	29	100%	\$ 7,956	\$ 230,724
Subtotal C: Clerical Staff				\$ 578,428

	Rate/\$ 1,000	Project Estimate	Schedule of Values
D. Insurance Costs and Bond Costs (Please Itemize)			
Performance Bond	6.63	\$ 90,000,000	\$ 596,700
Payment (Labor and Material)			incl
Builders Risk By Owner			
General Liability	9.50	\$ 90,000,000	\$ 855,000
Vehicle Liability	incl		\$ -
Pollution Liability	incl		
Workers Compensation	incl		
Umbrella Coverage	incl		
Subtotal D: Insurance Costs			\$ 1,451,700

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FORM D CONTINUED

SCHEDULE OF CONSTRUCTION MANAGEMENT COSTS: CONSTRUCTION PHASE

Fill in amounts for all items even if the worked is to be subcontracted unless
included in Sections A, B, C or D above

E. Additional General Conditions Schedule of Values	Schedule of Values
Construction Manager Field Office Trailers	\$ 56,000
CM Telephone, Fax and Site Communications	\$ 50,400
CM Field Office Supplies, Equipment & Furniture	\$ 70,000
Owners Field Office Trailers	\$ 16,800
Owners Telephone, Fax and Site Communications	\$ 16,800
Owners Field Office Supplies, Equip & Furniture	\$ 28,000
Cleaning of CM and Owners Field Office Trailers	\$ 18,200
Postage, Shipping and Courier Services	\$ 42,000
Reprographics	\$ 75,000
Management of Plans & Specifications - Collaboration Software	\$ 70,000
Computer IT Time/Software (field office)	\$ 98,000
Project Vehicles/Maintenance	\$ -
Travel Expenses	\$ 30,800
Rental Costs of Machinery and Equipment	\$ -
Storage Trailers and Containers	\$ 42,000
Job Site Safety & Protection	Cost of the Work
Safety Manager & Labor	included
Safety Materials - <i>First aid and PPE only. All other materials billed as cost of work</i>	\$ 10,000
Project and Site Traffic Signage	\$ 6,000
Debris Removal and Dumpsters	\$ 138,000
Rodent and Pest Control	\$ 10,000
Building Layout Control and Engineering	\$ 80,000
Record Drawings	\$ 5,000
Project Photos	\$ 3,500
Interim Air Quality Management & Readings	\$ 10,000
Interim and Final Cleaning for Site and Building	Cost of the Work
Interim and Final Cleaning for Site and Building Materials	Cost of the Work
LEED Supervision and Assistance	included
Contaminated Soil Removal Supervision of Work	included
Temporary Toilet Rental and Services	\$ 42,000
LEAN Consultant	\$ 15,000
Other - list if any	\$ -
Subtotal E: Additional GCs:	\$ 933,500
TOTAL GENERAL CONDITIONS (SUM A thru E)=	\$ 6,113,600

* If a CM proposes to use laborers (their own forces) on site, the CM is to provide a breakdown of the actual cost of the laborer and any mark-ups in the following format (Include on separate sheet, a detailed breakdown of mark-ups and burden):

Rate	+ Any Mark-ups	=
Rate	Mark Up	Total Proposed Rate
Carpenter	\$ 700.00/day 15%	\$805.00
Laborer	\$ 600.00/day 15%	\$690.00

FORM D CONTINUED
SCHEDULE OF CONSTRUCTION MANAGEMENT COSTS:
CONSTRUCTION PHASE

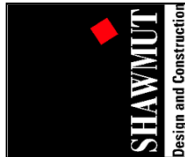
Please note: The following cost items are not to be included in the CM's cost for General Conditions above for the purpose of determining the CM's price proposal. The Costs for these items shall be included as a "Cost of Work" at the time the GMP is negotiated with the selected CM.

Cost of Work Categories
Permitting
Temporary Water & Sewer service and Distribution
Temporary Water Consumed
Temporary Electric Power Service
Temporary Electricity Consumed
Temporary Heating System
Temporary Heating Fuel Consumed
Emergency Diesel Generator Fuel Consumed
CORI Implementation and Management
Temporary Barriers
Site Enclosure Fences and Gates
Temporary Walkways
Temporary Paving
Security Enclosures
Police Details
Fire Watch Details
Temporary Lighting
Temporary Fire Protection
Watchman and Site Security
Staging and Hoisting
Temporary Stairs
Dust Control
Winter Conditions
Weather Protection
Interim Air Quality Management & Readings
Permanent Utility Costs
Sub-Contractor Insurance and Bonds
Dewatering Including Contamination Treatment
Sub-Contractors (Material, Equipment, and labor)
Job Site Safety & Protection - Labor
Job Site Safety & Protection - Materials
Interim and Final Cleaning for Site and Building
Interim and Final Cleaning for Site and Building - Materials
Snow Removal

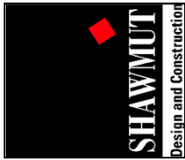
(End Exhibit G)

Exhibit H - Subcontractor Bid Tabs

PROJECT NAME : Devotion School
PROJECT NUMBER : 121526
PREPARED BY : Blane Petterson
DATE : October 25, 2016



SDC SPECIFICATION NAME:				SITE CONCRETE				SDC SPECIFICATION # : 039500						
ITEM	BASE BID				Federal Concrete		Sub B		Sub C		Sub D		Sub E	
	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Y/N *	PRICE	Y/N *	PRICE	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Y/N *	PRICE	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Y/N *	PRICE	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Y/N *	PRICE
			\$ 552,000											
1	General:													
2	Local & State Sales Tax: 0													
3	County License for all Subs > \$250K													
4	Labor Type Union													
5	Insurance per Project & SDC Requirements													
6	Contract Documents:													
7	Site Visit													
8	Drawings Dated: August 24, 2016													
9	Specifications Dated: August 24, 2016													
10	Building Rules & Regulations N/A													
11	Addendum #1-6													
12	Other													
13	Schedule:													
14	Project Start: 06/01/2016 Project Completion: 07/31/2018													
15	Premium Time													
16														
17	Project Requirements:													
18	Temp. Protection													
19														
20	Site Concrete Scope: provide all labor, materials, tools, equipment and other items to furnish and install the following scope:													
21	Division 1 General Requirements													
22	Specification section 033000 Cast in place concrete													
23	Specification section 033300 Architectural concrete													
24														
25	Site Concrete:													
26	Furnish and Install thickened 8" Slab on Grade Under Bleachers & @ Dumpsters (Inc. Control Joints)													
27	F & I walls, footings, stairs and ramps at West accessible ramp (see building concrete)													
28	F & I retaining walls and footings, stairs and accessible ramps west of emer. Generator per L3.0 & L3.1													
29	F & I stadium seating adjacent to soccer field													
30	F & I concrete sidewalks													
31	F & I concrete base under precast pavers													
32	F & I cast in place curb at perimeter of soccer field 1/L4.1													
33	F & I cast in place footings and curb at rain garden walkway 8/L4.6													
34	F & I exterior house keeping pads													
35	Install bollards furnished by misc. iron with footing													
36	Concrete footings and pads at site improvements(bollards, pads, water play slab, scoreboard fts. bball ftns, trellis ftns)													
37	Topping slab at accessible ramp and outdoor classrooms on grade													
38	4" Concrete Base @ Detectable warning pavers													
39	Architectural concrete finish at exposed													
40	Cast in place retaining wall and footings at basketball court													
41	Light pole bases - precast type see electrical													
42	Footings for security bollards													
43	Expansion joints in concrete walks													

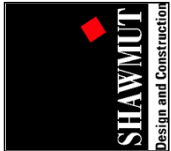


BID EVALUATION FORM

PROJECT NAME : Devotion School
PROJECT NUMBER : 121526
PREPARED BY : Blane Petterson
DATE : October 25, 2016

SDC SPECIFICATION NAME:		SITE CONCRETE		SDC SPECIFICATION # : 039500											
ITEM		SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *
44	Footings for flush type ground lighting per E0.5		Y												
45	Engineering an layout for concrete scope of work		Y												
46	Footling and wall at exterior bench at Stedman street entrance per A5.5		Y												
47															
48	Engineering an layout for concrete scope of work		Y												
49															
50															
51	Sub Default Insurance		Y	\$ 6,624	Y	\$ -	Y	\$ -	Y	\$ -	Y	\$ -	Y	\$ -	Y
52															
TOTAL ADJUSTED BID:				\$558,624		ZERO		ZERO		ZERO		ZERO		ZERO	

RECOMMENDED VALUE = \$558,624



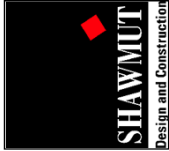
BID EVALUATION FORM

PROJECT NAME : Devotion School
PROJECT NUMBER : 121526
PREPARED BY : Blane Petterson
DATE : October 25, 2016

SDC SPECIFICATION NAME: ROUGH CARPENTRY

SDC SPECIFICATION # :061000

ITEM		SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Starlite Gary Shaw 617-622-7108	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Angelini Gary 603-889-6380	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Sweeney Megan Lebel	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *
	BASE BID															
1	General:															
2	Local & State Sales Tax:	0														
3	Licensing	County License for all Subs > \$250K														
4	Labor Type	Union														
5	Insurance per Project & SDC Requirements															
6	Contract Documents:															
7	Site Visit															
8	Drawings Dated:	August 24, 2016														
9	Specifications Dated:	August 24, 2016														
10	Building Rules & Regulations	N/A														
11	Addendum	#1-6														
12	Other															
13	Schedule:															
14	Project Start: 06/01/2016	Project Completion: 07/31/2018														
15	Premium Time															
16	Lead Times:															
17	Shop Drawings															
18	Project Requirements:															
19																
20	Rough Carpentry Scope: provide all materials, labor, tools, equipment and other items to furnish the following scope:															
21	Division 1 General Requirements															
22	035320 Isolated concrete floating floor															
23	061000 Rough Carpentry															
24	061500 Site Wood Construction - see landscape															
25	061550 Exterior boardwalk at rain garden															
26	062010 Exterior Finish Carpentry															
27																
28																
29	Floor Infills at 1913 building		Y			Y		N								
30	Curtain wall and window blocking at exterior walls		Y		Y			Y								
31	Roof Blocking & plywood - 3 part roof edge - see roofing		N		N			Y								
32	Misc. plywood backer boards at elect / tel/data rooms		Y		Y			Y								
33	F&I Wood frame/plywood Base @ Lockers		Y		Y			Y								
34	Repair and Restore Wood Trim Moldings - deleted		N		N			N								
35	Blocking for Skylights - see roofing		N		N			N								
36	Framing at low walls, ramps, and seating at corridor ramps - see millwork		N		N			N								
37	Blocking and backing for Millwork - see below		N		N			N								
38	Sheathing underlayment's at Floors in existing 1913 Building		Y		Y			Y								
39	Roof Blocking & plywood - roof edge and transitions - see roofing		N		N			Y								
40	Rafters and roof sheathing east side of existing 1923 roof per structural		Y		Y			Y								
41	Roof sheathing east side of existing 1913 roof over existing framing - see roofing		Y		Y			Y								
42	Framing between & new. Existing second floor and roof per A6.21		N		N			Y								
43	RIM Isolation system & subfloor at Multi Purpose room - see wood flooring		N		N			Y								
44	Unistrut ceiling rack at Tech room - see misc. iron		N		N			Y								
45	Floor infill upper first 1913 building		Y		Y			N								



BID EVALUATION FORM

PROJECT NAME : Devotion School
PROJECT NUMBER : 121526
PREPARED BY : Blane Petterson
DATE : October 25, 2016

SDC SPECIFICATION NAME: ROUGH CARPENTRY

SDC SPECIFICATION # :061000

ITEM		SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Starlite Gary Shaw 617-622-7108	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Angelini Gary 603-889-6380	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Sweeney Megan Lebel	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *
46	Extend existing wood walkway and adjust framing in attic of 1913 A2.4	Y	Y	Y	Y	Y	Y	Y								
47	Infill small floor openings at 1913 building	Y	Y	Y	Y	Y	Y	Y								
48	Cut/frame small MEP duct openings at 1913 building / LVL's	Y	Y	Y	Y	Y	Y	Y								
49	Lateral ties between existing and new walls per structural A & b S7.12 - install only misc: iron clips	Y	Y	Y	Y	Y	Y	Y								
50	Rain Garden boardwalk per landscape plans - framing and decking	Y	Y	Y	Y	Y	Y	Y								
51	Plywood behind lowers and chimney caps exterior 1913 boiling - demolition elevations	Y	Y	Y	Y	Y	Y	Y								
52	Backless benches at site - see landscaping	Y	Y	Y	Y	Y	Y	Y								
53	Stand alone Planters 6A/6B/6C - see landscaping	N	N	N	N	N	N	N								
54	Cedar work table - see landscaping	N	N	N	N	N	N	N								
55	Composting bin - see landscaping	N	N	N	N	N	N	N								
56	Community Garden box - see landscaping	N	N	N	N	N	N	N								
57	Blocking at base drip strip at metal siding - see metal panels	Y	Y	Y	Y	Y	Y	Y								
58	Reinstall salvaged hanging type items kept in storage - detailed on demolition drawings	Y	Y	Y	Y	Y	Y	Y								
59	F & I wood framed soccer backboard	SDC	\$ 10,000	SDC	\$ 10,000	SDC	\$ 10,000	SDC								
60	Finish Protection at interior floors	N	N	N	N	N	N	N								
61	Trex deck on pedestals at outdoor classroom 3rd floor - see waterproofing	N	N	N	N	N	N	N								
62	Fire treated material at interior where it is exposed to interior sight - backboards, sub floor framing	SDC	\$ 15,000	SDC	\$ 15,000	SDC	\$ 15,000	SDC								
63	Remove and replace fascia trim behind copper gutters on 1913 building.	Y	Y	Y	Y	Y	Y	Y								
64	Blocking and plywood as required at slate roof repairs	US Drywa	\$ 5,300	JS Drywa	\$ 5,300	JS Drywa	\$ 5,300	JS Drywa								
65	Wood blocking, plywood and shiplap vertical & soffit at playfield entrance per A6.17 - see millwork	N	N	N	N	N	N	N								
66	Wood blocking, plywood and shiplap siding at Stedman st entrance bench per A5.5 - see millwork	N	N	N	N	N	N	N								
67	Finish wood benches at exterior entrances - see millwork	N	N	N	N	N	N	N								
68	Replacement of existing roof deck in kind - 400 SF (summary of work in spec)	Y	Y	Y	Y	Y	Y	Y								
69	Plywood and blocking at exterior benches and millwork	N	\$ 10,000	N	\$ 10,000	N	\$ 10,000	N								
70	Plywood backing outside of drywall at borrowed lights A9.3B	N	\$ 15,000	N	\$ 15,000	N	\$ 15,000	N								
71																
72																
1																
2																
9																
10	Sub Default Insurance	Y	\$ 12,936	Y	\$ 13,060	Y	\$ 14,028	Y								
11																
TOTAL ADJUSTED BID:			\$1,090,906		\$1,101,360		\$1,183,028									

RECOMMENDED VALUE = \$1,090,906

PROJECT NAME : Devotion School
PROJECT NUMBER : 121526
PREPARED BY : Blane Petterson
DATE : October 25, 2016

SDC SPECIFICATION NAME: MILLWORK

SDC SPECIFICATION # :064000

ITEM		SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Legere Group Erik Booger (860) 674-0392 ext (860) 674-0469 E:rikBoogaert@leg	SUB: TEL: FAX: CEL: E-MAIL: DATE:	The Woodworks Dave Curry (603) 432-4050 x (603) 432-3906 (781) 987-4983 dcurry@twrnh.com	ASUB: TEL: FAX: CEL: E-MAIL: DATE:	Whitehawk Const Jake Ertel (203) 230-1263 (203) 230-0035 860-617-8219 Jake@whitehawk	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	MirMill George P 613-920-0075	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Artisan Millwork Peter Sparling (401) 721-5500 (401) 721-5504 peter@artisani.co
		Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE
	BASE BID		\$ 3,089,021		\$ 3,566,715		\$ 2,880,000		\$ 2,849,966		\$ 3,935,000
					High		MirMill				High
1	General:										
2	Local & State Sales Tax:	N				N		N			
3	Licensing	N				N		N			
4	Labor Type	Y				Y		Y			
5	Insurance per Project & SDC Requirements										
6	Contract Documents:										
7	Site Visit	N				N		N			
8	Drawings Dated:	Y				Y		Y			
9	Specifications Dated:	Y				Y		Y			
10	Building Rules & Regulations	N/A				N/A		N/A			
11	Addendum	#1-6				Y		#1-6			
12	Other										
13	Schedule:	Y				Y		Y			
14	Project Start: 06/01/2016	Y				Y		Y			
15	Premium Time/Off Hours Work (As Required)	N				N		N			
16	Lead Times:										
17	Shop Drawings							8 weeks			6 weeks
18	Fabrication after Approvals							8-10 weeks			10 weeks
19	Installation							7months			16 weeks
20	Project Requirements:										
21											
22	Millwork Scope: provide all materials, labor, tools, equipment and other items to furnish the following scope:	Y				Y		Y			
23	Division 1 General Requirements	Y				Y		Y			
24	064020 Interior Architectural Woodwork	Y				Y		Y			
25	Specification section 098400 Acoustic Room Components	Y				Y		Y			
26											
25	General office wood cabinets and SS countertops & skrt	Y				Y		Y			
26	Transaction counter at general office	Y				Y		Y			
27	Furnish and Install Wood Bench - Lobby & corridors - multiple locations	Y				Y		Y			
28	Furnish and Install Mail Box Units	N/A				N/A		N/A			
29	Furnish and Install Shelving - Utility & Closet	N/A				N/A		N/A			
30	Furnish and Install Typ. Window Sill/Apron - solid surface	Y				Y		Y			
31	Circulation Desk - Media Center	Y				Y		Y			
32	Furnish and Install Shelving - Library	Y				Y		Y			
33	3/4" Wood Veneer Plywood ramps, including recessed panels and wood caps	Y				Y		Y			
34	3/4" Wood Veneer Plywood double height/gathering areas, including framing and insulation behind panels	Y				Y		Y			
35	Locker Caps and surrounds	Y				Y		Y			
36	3/4" Wood Veneer Plywood at artifacts in hallways	Y				Y		Y			
37	Running trim gathering locations & corridors	Y				Y		Y			
38	Furnish and Install Base Cabinet/Ctr w/ Epoxy Resin Coating - Art Rm - see casework	N				N		N			
39	Furnish and Install Wall Cabinet w/ Epoxy Resin Counter - Art Rm - see casework	N				N		N			
40	Furnish and Install Sink w/ Epoxy Resin Counter - Art Rm - see casework	N				N		N			
41	36" Teachers Wardrobe - see casework	N				N		N			
42	36" General Storage Cabinet - see casework	N				N		N			
43	Base Cabinet w/crt w/ Plam Counters - All Classrooms - see casework	N				N		N			
44	Wall Cabinet - All Classrooms - see casework	N				N		N			
45	Exterior Wall Tall Storage Cabinet w/ Plam Counters - K, CR1-CR8 & Language Learning Center - see casework	N				N		N			
46	Music Room Upper and lower cabinets - see casework	N				N		N			
47	Music storage assembly - see casework	N				N		N			
48	Kitchen Base & Wall Cabinet - OT/PT - Laundry Room	N				N		N			

PROJECT NAME : Devotion School
PROJECT NUMBER : 121526
PREPARED BY : Blane Petterson
DATE : October 25, 2016



SDC SPECIFICATION NAME: MILLWORK

SDC SPECIFICATION # :064000

		SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Legere Group Erik Booger (860) 674-0392 ext (860) 674-0469 ErikBoogaert@leg	SUB: TEL: FAX: CEL: E-MAIL: DATE:	The Woodworks Dave Curry (603) 432-4050 x4 (603) 432-3906 (781) 987-4983 dcurry@twnh.com	Whitehawk Const Jake Ertel (203) 230-1263 (203) 230-0035 (860-617-8219 Jake@whitehawk	MinMill George P 613-920-0075	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	
ITEM		Y/N*	PRICE	Y/N*	PRICE	Y/N*	PRICE	Y/N*	PRICE
49	Kitchen Counter w/ SS Counters - OTIPT	N		N		N		N	
50	Large Display Cases - multiple locations	Y		Y		Y		Y	
51	Project Area counter - see casework	N		N		N		N	
52	Media center reading nook/3 tier structure	Y		Y		Y		Y	
53	3-Tier Architectural Woodwork at half flights of stairs/bench Not including paneling)	Y		Y		Y		Y	
54	Furnish and Install Hallway Benches	Y		Y		Y		Y	
55	Stair 3 platform, wood cap and running trim millwork	Y		Y		Y		Y	
56	Corridor wood column enclosures	Y		Y		Y		Y	
57	Library Book Drop	Y		Y		Y		Y	
58	Instrument storage & low bench	Y		Y		Y		Y	
59	Learning center low shelving	N/A		N/A		N/A		N/A	
60	Borrowed light sills & wood trim 9 A8.9G & A9.3B	Y		Y		Y		Y	
61	Wood surround at large borrowed lights	Y		N		Y		Y	
62	Tail storage learning center	N/A		N/A		N/A		N/A	
63	Trash and recycling at cafeteria	Y		Y		Y		Y	
64	Locker room benches	Y		Y		Y		Y	
65	Bathroom vanities - solid surface	N/A		N/A		N/A		N/A	
66	Corridor borrowed light benches	Y		Y		Y		Y	
67	Architectural grill at multi purpose	Y		Y		Y		Y	
68	Acove Storage Cubby w/ Plam Counter - Pre-K	Y		Y		Y		Y	
69	Plastic laminate countertops at lockers corridors	Y		Y		Y		Y	
70	Cubbies at K, CR1-8 - Single Tier & Double Tier	Y		Y		Y		Y	
71	Custom tack boards in classrooms (see Div 10)	N		N		N/A		N	
72	Custom tack boards (TBC1 & TBC2)	Y		Y		Y		Y	
73	Wood veneer base cabinets and SS countertop Cafeteria	Y		Y		Y		Y	
74	Trench sink millwork vanity	Y		NIC Trench Sink		Y		Y	
75	Media center book display	Y		Y		Y		Y	
76	Small Display Cases - multiple locations	Y		Y		Y		Y	
77	Locker room shelf & wood bench, boys & girls	Y		Y		Y		Y	
78	shelving at tech room (FF & E)	N		N		N		N	
79	Trim at large classroom whiteboards - not shwn, no scope	N		N		N		N	
80	Plywood and running trim at gym window sills 3 A7.7	Y		Y		Y		Y	
81	Wood trim and paneling at stair 2 per A10.2	Y		Y		Y		Y	
82	Wood trim and paneling at stair 3 per A10.3	Y		Y		Y		Y	
83	Custom steel supports for millwork & wood benches	N		NIC Steel		N		N	
84	wood veneer ceiling at multi purpose stage	Y		Y		Y		Y	
85	Wood trim at acoustic wood wall panels and wood absorption panels	Y		Y		Y		Y	
86	Wood grilles associated wit wood millwork paneling	Y		Y		Y		add \$	21,000
87									
88	Exterior Finish Carpentry								
89	Wood Bench and vestibule Hanging slats at Stedman St entrance shop lap	Y		Y		Y		Y	
90	Wood Canopy, wall and Bench at Playfields entrance ship lap	Y		Y		Y		Y	
91	Flat wood benches west ramp shiplap	Y		Y		Y		Y	
92	Sitting type wood benches with backs west ramp shiplap	Y		Y		Y		Y	
93	Wood soffit/ceiling at entry vestibule & canopy	Y		Y		Y		Y	
94									
95									
96	F & I acoustical wood wall paneling - Topakustik								
97	Basis of design Topakustik types A & B per spec	Y		Y		Y		Y	
98	Include moldings and corners	Y		Y		Y		Y	
99	NRC .75 or higher	Y		Y		Y		Y	
100	Wall panels per interior elevations	Y		Y		Y		Y	
101	Ceiling panels - listed as type C-8A at 90 CD	Y		Y		Y		Y	



BID EVALUATION FORM

PROJECT NAME : Devotion School
PROJECT NUMBER : 121526
PREPARED BY : Blane Petterson
DATE : October 25, 2016

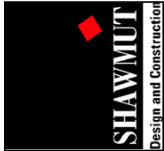
SDC SPECIFICATION NAME: MILLWORK

SDC SPECIFICATION # : 064000

ITEM		SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Legere Group Erik Booger (860) 674-0392 (860) 674-0469 ErikBooger@legere.com 28-Sep	SUB: TEL: FAX: CEL: E-MAIL: DATE:	The Woodworks Dave Curry (603) 432-4050 (603) 432-3906 (781) 987-4983 dcurry@twnn.com 28-Sep	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Whitehawk Const Jake Ertel (203) 230-1263 (203) 230-0035 860-617-8219 Jake@whitehawk.com 30-Sep	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	MirMill George P 613-320-0075	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Artisan Millwork Peter Sparring (401) 721-5500 (401) 721-5504 peter@artisanmi.cc
102	Panels unfinished?	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
103	Per elevation types AWP A & B, AWP C1/2/3/4	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
104	Acoustic ceiling type 8A which is sound absorption plywood - upper 1st and 3rd by elevator	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
105	F & I wood blocking and insulation behind wood acoustical panels	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
106		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
107	F & I wood type ceiling reflectors in multi purpose room	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
108	Manufacturer and specs per 088400	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
109		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
110	AP-1 & AP-2 Acoustical Wall Panels	Y	\$ 195,821	Y	Y	Y	Y	Y	Y	Y	Y
111	Plywood & Blocking at Exterior Seating/Entrances	SDC	\$ 10,000	SDC	\$ 10,000	SDC	\$ 10,000	SDC	\$ 10,000	Y	Y
112											
113	Plywood backing behind custom wall panels	Y		Y		Add	\$ 65,000	Add	\$ 77,858		
114	Blocking and Insulation behind acoustical wood wall panels	Y		Y		Y	Above	Y	Above		
115											
116											
117											
118											
119											
120	General	Y		Y		Y		Y			
121	Blocking, plywood and framing at typical tiered platforms, benches and shelving	Y		Y		Y		Y			
122	Blocking, plywood & framing at corridor ramp/bench/tiered seating	Y		Y		Y		Y			
123	Shop drawings	Y		Y		Y		Y			
124	Millwork hardware per specs	Y		Y		Y		Y			
125	Wood species as specified	Y		Y		Y		Y			
126	Shop or prefinished items per specs	Y		Y		Y		Y			
127											
128											
129	Sub Default Insurance	Y	\$ 39,538	Y	\$ 42,921	Y	\$ 35,460	Y	\$ 35,564	Y	\$ 47,220
130											
TOTAL ADJUSTED BID:			\$3,334,380		\$3,619,636		\$2,990,460		\$2,998,378		\$3,982,220

RECOMMENDED VALUE = \$2,990,460

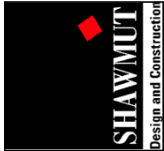
PROJECT NAME : Devotion School
PROJECT NUMBER : 121526
PREPARED BY : Blane Petterson
DATE : October 25, 2016



SDC SPECIFICATION NAME: SPRAY FIREPROOFING

SDC SPECIFICATION # : 078100

[illegible]



BID EVALUATION FORM

PROJECT NAME : Devotion School
PROJECT NUMBER : 121526
PREPARED BY : Blane Petterson
DATE : October 25, 2016

SDC SPECIFICATION NAME: SPRAY FIREPROOFING

SDC SPECIFICATION # : 078100

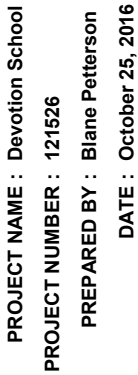
ITEM	SUB: CON: TEL.: FAX: CEL.: E-MAIL: DATE:	East Coast Firepro Rob Tanglieti (508) 668-3422 (508) 668-4587 (508) 962-8187 rfanglieti@eastco DATE:	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Gleeson Powers Jeff Comeau (508) 553-0800 (508) 553-0999 jcomeau@gpi-fire DATE:	PRICE	Y/N *	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	H Carr Zach Achin 401-331-2277 DATE:	PRICE	Y/N *	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Island International John Aspesi (508) 336-8800 (508) 336-8822 (617) 719-3166 jaspesi@islandc DATE:	PRICE	Y/N *	PRICE	
46	Manufacturers and materials per specs															
47	Protection for overspray	As noted	No high density			Y	SDC	\$	15,000	Y	As noted	No high density				
48	Clean up of overspray	Y				Y		Y		Y						
49	Lifts and access as needed for scope of work	Y				Y	Y			Y						
50	Patching for damage by trades	SDC	\$	50,000			SDC	\$	50,000	SDC	\$	50,000	\$	50,000		
51	Intumescent @ various locations	Y					Y			Y						
52																
53																
54																
55																
56																
57																
58																
59																
60																
61																
62	Sub Default Insurance	Y	\$	8,864	Y	\$	-	Y	\$	8,397	Y	\$	9,012	Y	\$	-
63																
TOTAL ADJUSTED BID:			\$747,564		ZERO				\$708,147			\$760,012			ZERO	

RECOMMENDED VALUE = \$708,147

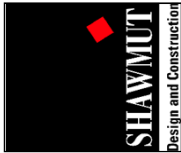


PROJECT NAME : Devotion School
PROJECT NUMBER : 121526
PREPARED BY : Blane Petterson
DATE : October 25, 2016

SDC SPECIFICATION NAME: DOORS, FRAMES & HARDWARE																			SDC SPECIFICATION # : 081000										Additional Bids																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
SUB: Eaton Door & Frame SUB: Tyler Jackson TEL: (603) 893-8395 FAX: (603) 893-3974 E-MAIL: tjackson@eaton.com DATE: 5-Oct																			Kamco Supply Co. SUB: Eric Appodonia TEL: (508) 339-3314 FAX: (508) 339-3319 CEL: 401-432-5984 E-MAIL: EAppodonia@kamco.com DATE: 5-Oct										Thompson Comp SUB: Arlene Shear TEL: (781) 331-6610 x1 FAX: (781) 337-1128 CEL: J.Tallman@jtkdo.com DATE: 5-Oct		SUB: JMK Door Solutions TEL: (978) 429-8361 FAX: (978) 429-8345 E-MAIL: JTallman@jtkdo.com DATE: 5-Oct																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
ITEM	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
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SDC SPECIFICATION NAME: DOORS, FRAMES & HARDWARE													SDC SPECIFICATION # : 081000						Additional Bids			
ITEM	SUB:	Eaton Door & Frame	SUB:	Kamco Supply Co	SUB:	Middlesex Comm	SUB:	Thompson Comp	SUB:	JMK Door Solution	SUB:	Columbus Door										
	CON:	Tyler Jackson	TEL:	Eric Appodonia	TEL:	Peter Yang	TEL:	Arlene Shear	TEL:	(978) 429-8361	CON:											
	TEL:	(603) 893-8395	FAX:	(508) 339-3314	FAX:	(978) 649-4650	FAX:	(781) 331-6610 x1	FAX:	(781) 337-1128	TEL:											
	FAX:	(603) 893-3974	FAX:	(508) 339-3319	FAX:	(978) 649-4670	FAX:	(781) 337-1128	FAX:	(978) 429-8345	FAX:											
	CEL:		CEL:	401-432-5934	CEL:		CEL:		CEL:		CEL:											
	E-MAIL:	ljackson@eatondr	E-MAIL:	EAppodonia@kam	E-MAIL:	pyang@middlesex	E-MAIL:	ashear@cidcoors	E-MAIL:	JTallman@jmkdo	E-MAIL:											
	DATE:	5-Oct	DATE:		DATE:		DATE:		DATE:		DATE:											
	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE										
55	Manufacturers per specs - No Substitutions	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y										
56	Shop drawings	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y										
57	Hardware finish 620 Satin Chromium Plated or 630 Satin Stainless Steel	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y										
58																						
59																						
60																						
61	Sub Default Insurance	Y	\$	6,255	Y	\$	5,507	Y	\$	8,537	Y	\$	5,785	Y	\$	5,825						
62																						
TOTAL ADJUSTED BID:		\$527,520		\$490,820		\$464,431		\$719,982		\$487,835		\$491,225										
RECOMMENDED VALUE =													\$464,431 Not Shown									



BID EVALUATION FORM

PROJECT NAME : Devotion School
PROJECT NUMBER : 121526
PREPARED BY : Blane Petterson
DATE : October 25, 2016

SDC SPECIFICATION NAME: SPECIAL DOORS

SDC SPECIFICATION # :083000

ITEM		Baron Industries				Frommelt Dock &				Overhead Door of				Sub E			
		Y/N *	PRICE	DATE:	E-MAIL:	Y/N *	PRICE	DATE:	E-MAIL:	Y/N *	PRICE	DATE:	E-MAIL:	Y/N *	PRICE	DATE:	E-MAIL:
	BASE BID		\$ 39,900				\$ 33,025										
1	General:																
2	Local & State Sales Tax:																
3	Licensing	N															
4	Labor Type																
5	Insurance per Project & SDC Requirements																
6	Contract Documents:																
7	Site Visit																
8	Drawings Dated:																
9	Specifications Dated:																
10	Building Rules & Regulations																
11	Addendum																
12	Other																
13	Schedule:																
14	Project Start: 06/01/2016																
15	Lead Times																
16																	
17	Specialty Door Scope:																
18	Specialty Door Scope: provide all materials, labor, tools, equipment and other items to furnish the following scope:																
19	Division 1 General Requirements																
20	083300 Overhead coiling doors																
21	083310 Overhead coiling fire shutters																
22																	
23	Specialty door schedule A9.1A types S1 & S2																
24	Motorized and manual operation																
25	Basis of design for Kitchen Overhead Door model #610 (galvanized/stainless)																
26	Basis of design for kitchen counter Overhead door Model #657 (stainless/stainless)																
27	stainless to be per specs																
28	Fire shutters electronically operated																
29	Fire shutters 60 minute rating - 3 hour rating?																
30	Fire shutters to have powder coat finish																
31	Manufacturers per specs																
32	Total coiling doors																
33	Total fire shutters																
34	Crane for lifting doors into place																
35																	
36																	
37	Exterior double swing gate at transformer enclosure - see traffic control																
38	Exterior single swing gate at parking garage - see traffic control																
39	Furnish and install Electric Sliding Gate at garage - see traffic control																
40																	
41	Sub Default Insurance																
42																	
TOTAL ADJUSTED BID:			\$45,700				\$47,225				\$64,810				ZERO		ZERO

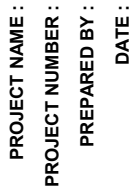
RECOMMENDED VALUE = \$45,700



PROJECT NAME :
PROJECT NUMBER :
PREPARED BY :
DATE :

SDC SPECIFICATION NAME: CURTAINW SDC SPECIFICATION # : 084100

ITEM	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N 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PROJECT NAME :
PROJECT NUMBER :
PREPARED BY :
DATE :

Additional Bidders

ITEM		SUB:	A & A Window Products	SUB:	Chandler Architectural Products	SUB:	GW	SUB:	Lockheed Window	SUB:	Massey's Plate Glass & Alum	SUB:	Modern Glass	SUB:	Salem Glass Company
		CON:		CON:	Andrew Geisser	CON:	Tibbets	CON:	Frank	CON:	Robert Massey	CON:	Kevin Trimpani	CON:	
		TEL:	(781) 322-9282 x2	TEL:	508-660-3060 x3	TEL:	(617) 567-6000 ext	TEL:	(401) 568-3061	TEL:	(203) 468-2377 x15	TEL:		TEL:	(978) 744-5177 x232
		FAX:	(781) 321-0633	FAX:	(413) 737-6101	FAX:	(617) 567-3344	FAX:	(401) 568-2273	FAX:	(203) 468-6381	FAX:		FAX:	(978) 745-4036
		CEL:		CEL:	508-728-5763	CEL:		CEL:	(401) 258-9875	CEL:	(203) 410-3773	CEL:		CEL:	(978) 479-2069
		E-MAIL:	Estimating@aawindowproducts.com	E-MAIL:	AGEisser@cap-inc.net	E-MAIL:	jtlberrts@gwinco	E-MAIL:	frank@lockheedwindow.com	E-MAIL:	rkole@masseyglass.com	E-MAIL:		E-MAIL:	steelemack@salemglass.com
		DATE:		DATE:		DATE:		DATE:		DATE:		DATE:		DATE:	
Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE
59															
60	Includes all flashings and trim	Y		Y		Y		Y		Y		Y		Y	
61	F & I double layer of mineral wool insulation and attachments system for metal panel outside of exterior sf	SDC	\$ 15,000	SDC	\$ 15,000	SDC	\$ 15,000	SDC	\$ 15,000	SDC	\$ 15,000	SDC	\$ 15,000	SDC	\$ 15,000
62	F & I base blocking plywood, flashings and insect screen at metal panel per 2 & 4 A& B			Y		Y		Y		Y		Y		Y	
63	Mock up for metal panel per specs														
64	Special warranties per spec 1.9 A & B	Y		Y		Y		Y		Y		Y		Y	
65	Basis of design - Centria Arch systems Eco screen perforated screen walls	Y	Equal	Y	Equal	Y	Equal	Y	Equal	Y	Equal	Y	Equal	Y	Equal
66	three listed manufacturers	N		N		N		N		N		N		N	
67	Provide girls on top of misc. iron framing at equipment screen if required for install	Y		Y		Y		Y		Y		Y		Y	
68	Flashing and AVE detail coordination														
69	shop drawings														
70	Sub Default Insurance	Y	\$ 72,444	Y	\$ 47,688	Y	\$ 66,432	Y	\$ 52,182	Y	\$ 58,380	Y	\$ 56,178	Y	\$ 47,556
TOTAL ADJUSTED BID:			\$6,109,444		\$4,021,688		\$5,602,432		\$4,400,682		\$4,923,380		\$4,737,646		\$4,010,556
RECOMMENDED VALUE = \$4,010,556 Not Shown															



BID EVALUATION FORM

PROJECT NAME : Devotion School
PROJECT NUMBER : 121526
PREPARED BY : Blane Petterson
DATE : October 25, 2016

SDC SPECIFICATION NAME: DRYWALL

SDC SPECIFICATION # :092000

ITEM	SUB: CON:	M.L. McDonald Sa CON: TEL: (617) 923-0900 FAX: (617) 923-0900 CEL: (603) 674-1062 E-MAIL: dgagne@mlmco DATE: 29-Sep	PRICE Y/N *	Y/N *	DATE:	US Drywall CON: TEL: (508) 996-6024 FAX: (508) 994-2147 CEL: Dana@us-drywall E-MAIL: jcloutier@angelini DATE: 3-Oct	PRICE Y/N *	Y/N *	DATE:	Angelini Plastering CON: TEL: (978) 664-3836 x FAX: (978) 664-0771 CEL: (978) 361-6787 E-MAIL: jcloutier@angelini DATE: 3-Oct	PRICE Y/N *	Y/N *	DATE:	Sweeney Drywall CON: TEL: (978) 635-1516 x FAX: (978) 635-1516 CEL: tflallen@sweeney E-MAIL: dennis@jminc.co DATE: 3-Oct	PRICE Y/N *	Y/N *	DATE:
			\$ 6,820,500			\$ 6,752,000				\$ 5,860,380				\$ 6,830,000			
1	General:																
2	Local & State Sales Tax:	0		N				N					N				
3	Licensing	County License for all Subs > \$250K		N				N					N				
4	Labor Type	Union		Y				Y					Y				
5	Insurance per Project & SDC Requirements																
6	Contract Documents:																
7	Site Visit			Y				Y					Y				
8	Drawings Dated:	August 24, 2016		Y				Y					Y				
9	Specifications Dated:	August 24, 2016		Y				Y					Y				
10	Building Rules & Regulations	N/A															
11	Addendum	#1-6		#1-5				#1-5					#1-5				
12	Other																
13	Schedule:																
14	Project Start: 06/01/2016	Project Completion: 07/31/2018		Y				Y					Y				
15	Premium Time/Off Hours Work			N				N					N				
16																	
17	Project Requirements:																
18	Temp. Protection			N				N					N				
19																	
20	Drywall Scope: provide all labor, materials, tools, equipment and other items to furnish and install the following scope:																
21	Division 1 General Requirements																
22	Specification section 054000 Cold formed metal framing			Y				Y					Y				
23	Specification section 061000 Rough carpentry			Y				Partial					Y				
24	Specification section 061600 Sheathing			Y				Y					Y				
25	Specification section 066400 FRP paneling			Y				Y					Y				
26	Specification section 078400 Fire stopping			Partial				Partial					Y				
27	Specification section 072100 Thermal Insulation			Y				Y					Y				
28	Specification section 092900 Gypsum Board Assemblies			Y				Y					Y				
29	079500 Expansion Joints			Y				Y					N				
30	Specification section 098400 Acoustic Room Components			N				N					N				
31																	
32	Exterior wall: stud, (Incl. sheathing and GWB)			Y				Y					Y				
33	Exterior framing and drywall at parapet & canopies			Y				Y					Y				
34	Insulation with in studs at exterior walls			Y				Y					Y				
35	All interior wall types per Partition types 8.1			Y				Y					Y				
36	Interior partitions rated and non rated			Y				Y					Y				
37	Mineral wool insulation and sound insulation at interior walls			Y				Y					Y				
38	Fillers, fire sealants, deflection track and acoustical sealants at top of walls per A8.2			Y				Y					Y				
39	Shaft wall assemblies			Y				Y					Y				
40	Furring assemblies			Y				Y					Y				
41	Dur rock substrate at all life locations			Y				Y					Y				
42	Moisture resistant gypsum at wet areas			Y				Y					Y				
43	Level four finish unless noted			Y				Y					Y				
44	Stucco finish at all exterior soffits and canopies			Y				Y					Y				
45	Framing and drywall at all gypsum ceilings and soffits			Y				Y					Y				



BID EVALUATION FORM

PROJECT NAME : Devotion School
PROJECT NUMBER : 121526
PREPARED BY : Blane Petterson
DATE : October 25, 2016

SDC SPECIFICATION NAME: DRYWALL

SDC SPECIFICATION # :092000

ITEM		SUB: M.L. McDonald Sales		SUB: US Drywall		SUB: Angelini Plastering		SUB: Sweeney Drywall		SUB: T.J. McCartney	
		CON:	TEL:	CON:	TEL:	CON:	TEL:	CON:	TEL:	CON:	TEL:
			(617) 923-0900		(608) 996-6024		(978) 664-3836		(978) 635-1516		(603) 889-6380
			FAX: (603) 874-1062		FAX: (608) 994-2147		FAX: (978) 664-0771		FAX: (978) 635-1516		FAX: (603) 880-0770
			E-MAIL: dgagne@mlmco		E-MAIL: Dana@us-drywall		E-MAIL: jcloutier@angelini		E-MAIL: titlaen@sweeney		E-MAIL: dennis@jmmc.co
			DATE: 29-Sep		DATE:		DATE:		DATE: 3-Oct		DATE:
		Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE
46	Furnish and install Suspended GB (2 layers) above acoustical ceilings	Y		Y		Y		Y		Y	
47	Furnish and install Gypsum Isolation Ceiling	Y		Y		Y		Y		Y	
48	Double gypsum ceiling above acoustical ceiling second & third floor 1913 building	Y		Y		Y		Y		Y	
49	Gypsum light wells at rectangular and round skylights	Y		Y		Y		Y		Y	
50	Drywall ceiling perforated (C2B)	Y		Y		Y		Y		Y	
51	Drywall ceilings/soffits at chilled beams along exterior walls	Y		Y		Y		Y		Y	
52	Mineral wool and sound insulation above gypsum ceilings	Y		Y		Y		Y		Y	
53	Mineral wool insulation attic 1913 building	Y		Y		Y		Y		Y	
54	Acoustical batt insulation 2nd and 3rd floors 1913 building	Y		Y		Y		Y		Y	
55	Firestopping at all slab edges	SDC	\$56,000	Y		Y		Y		Y	
56	Install all hollow metal frames, sidelights and borrowed lights	Y		Y		Y		Y		Y	
57	F & I in wall blocking	Y		Y		Y		Y		Y	
58	Install only all expansion joints at drywall walls and ceilings	Y		Y		Y		Y		Y	
59	Cleaning to Central Location	Y		Y		Y		Y		Y	
60	Raised platform at multi purpose & access ramp	Y		Y		Y		Y		Y	
61	Handling Doors/frames hardware	Y		Y		Y		Y		Y	
62	Secure storage for doors/frames/hardware	Y		Y		Y		Y		Y	
63	Install all HM and wood doors and all finish hardware	Y		Y		Y		Y		Y	
64	Furnish and Install Ramp Frame & Seating Corridor change in elevations - see millwork	N		N		Add	\$234,651	SDC	\$189,000	Y	
65	Framing at low walls, platforms and stair 3	SDC	\$20,000	Y		N		N		Y	
66	G-90 coating at exterior wall framing	SDC	\$15,000	Y		Y		Y		Y	
67	FRP panels at janitors closets and per finish schedule	SDC	\$7,500	Y		Y		Y		Y	
68	Acoustical sealants for drywall scope of work	SDC	\$15,000	Y		Y		Y		Y	
69	Abuse and impact resistant drywall as noted	Y		Y		Y		Y		Y	
70	All drywall trim and accessories	Y		Y		Y		Y		Y	
71	Batt insulation above drywall ceilings	Y		Y		Y		Y		Y	
72	Deflection track, fire safing, fire sealants and acoustical sealants at tops of walls	Y		Y		Y		Y		Y	
73											
74											
75											
76	Expansion joints										
77	Garage:										
78	Garage vertical between C1 and C2 next to column 6.4/B9 balco BCS400	F & I	Drywall only	F & I		N		N		N	
79	Garage vertical space columns both sides Balco BCS600	F & I	Drywall only	F & I		N		N		N	
80	Garage bottom side of concrete ceiling above 1st floor Balco BCS 400	F & I	Drywall only	F & I		N		N		N	
81	Garage GWB ceiling above upper level garage Balco GVCS-4	F & I	Drywall only	F & I		N		N		N	
82	Garage Floor Balco SPCQ-4 aluminum	F & I	Drywall only	F & I		N		N		N	
83											
84	Building between A1/A2 and C1/C2					N		N		N	
85	Floor expansion joint cover balco NBR4	F & I	Drywall only	F & I		N		N		N	
86	Wall expansion joint cover Balco TCWW-4	F & I	Drywall only	F & I		N		N		N	
87	GWB ceiling expansion joint cover balco TCWW 4	F & I	Drywall only	F & I		N		N		N	
88	ACT expansion joint cover balco ACVS 4	F & I	Drywall only	F & I		N		N		N	
89	Roof to roof PVC roofing flashing strip - see roofing	F & I	Drywall only	F & I		N		N		N	
90											
91	1913 building to new construction					N		N		N	
92	Floor expansion joint cover Balco NBR 4	F & I	Drywall only	F & I		N		N		N	
93	Wall expansion joint cover Balco TCWW-4	F & I	Drywall only	F & I		N		N		N	



PROJECT NAME : Devotion School
PROJECT NUMBER : 121526
PREPARED BY : Blane Petterson
DATE : October 25, 2016

SDC SPECIFICATION # :092000

SUB: M L McDonald Sa										SUB: US Drywall		SUB: Angelini Plastering		SUB: Sweeney Drywall		SUB: T J McCartney	
CON: (617) 923-0900										CON: (508) 996-6024		CON: (978) 664-3836 x		CON: (978) 635-1516 x		CON: (603) 889-6380	
FAX: (603) 674-1062										FAX: (508) 994-2147		FAX: (978) 664-0771		FAX: (978) 635-1516		FAX: (603) 880-0770	
CEL: dgagne@mlmco										CEL: Dana@us-drywall		CEL: (978) 361-6787		CEL: titiatlen@sweeney		CEL: dennis@tjmcinc	
E-MAIL: 29-Sep										E-MAIL: 29-Sep		E-MAIL: 3-Oct		E-MAIL: 3-Oct		E-MAIL: 3-Oct	
DATE: 29-Sep										DATE: 29-Sep		DATE: 3-Oct		DATE: 3-Oct		DATE: 3-Oct	
Y/N *										Y/N *		Y/N *		Y/N *		Y/N *	
PRICE										PRICE		PRICE		PRICE		PRICE	
F & I										F & I		F & I		F & I		F & I	
94										Drywall only		Drywall only		Install drywall only		Install drywall only	
95										F & I		Drywall only		Install drywall only		Install drywall only	
96										F & I		Drywall only		Install drywall only		Install drywall only	
97																	
98										Y				F & I		F only	
99														\$100,000		\$50,000	
100																	
101																	
102										SDC		see drywall		SDC		SDC	
103										see drywall		see drywall		see drywall		see drywall	
104										SDC		see drywall		SDC		SDC	
105										SDC		see drywall		SDC		SDC	
106										SDC		see drywall		SDC		SDC	
107										SDC		see drywall		SDC		SDC	
108										SDC		see drywall		SDC		SDC	
109										SDC		see drywall		SDC		SDC	
110										SDC		see drywall		SDC		SDC	
111										SDC		see drywall		SDC		SDC	
112										SDC		see drywall		SDC		SDC	
113										SDC		see drywall		SDC		SDC	
114										N		\$35,000		N		N	
115																	
116										Y							
117										Y		\$ 126,607		Y		\$ 126,607	
118										Y				Y		Y	
119										Y				Y		Y	
120										Y				Y		Y	
121										Y				Y		Y	
122										Y				Y		Y	
123										Y				Y		Y	
124										Y				Y		Y	
125										Y				Y		Y	
126										Y				Y		Y	
127										Y				Y		Y	
128										Y				Y		Y	
129										Y				Y		Y	
130										Y				Y		Y	
131										Y				Y		Y	
132										Y				Y		Y	
133										Y				Y		Y	
134										Y				Y		Y	
135										Y				Y		Y	
136										Y				Y		Y	
137										N				N		N	
138																	
139										Y				Y		Y	
140										Y				Y		Y	
141										Y				Y		Y	



BID EVALUATION FORM

PROJECT NAME : Devotion School
PROJECT NUMBER : 121526
PREPARED BY : Blane Petterson
DATE : October 25, 2016

SDC SPECIFICATION NAME: DRYWALL

SDC SPECIFICATION # :092000

ITEM		SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	M L McDonald Sa CON: TEL: FAX: CEL: E-MAIL: DATE:	US Drywall CON: TEL: FAX: CEL: E-MAIL: DATE:	Angelini Plastering CON: TEL: FAX: CEL: E-MAIL: DATE:	Sweeney Drywall CON: TEL: FAX: CEL: E-MAIL: DATE:	T J McCartney CON: TEL: FAX: CEL: E-MAIL: DATE:
142	ACT expansion joint cover balco ACVS 4	Y	Y	Y	Y	Y	Y
143	Roof to exterior wall Johns manville expand o flash - see roofing	Y	Y	Y	Y	Y	Y
144							
145	Furnish complete joint assemblies	Y	Y	Y	Y	Y	Y
146	Installation by trades	N	N	N	N	N	N
147							
148	Sub Default Insurance	Y	Y	Y	Y	Y	Y
149							
TOTAL ADJUSTED BID:			\$7,180,754	\$6,996,570	\$6,432,918	\$7,392,262	\$6,345,854

RECOMMENDED VALUE =

\$6,345,854



BID EVALUATION FORM

PROJECT NAME : Devotion School

PROJECT NUMBER : 121526

PREPARED BY : Blane Petterson

DATE : October 25, 2016

SDC SPECIFICATION NAME: WOOD FLOORING

SDC SPECIFICATION # :096050

ITEM		SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Kenvo Floor (401) 294-1244 (401) 294-7550 (401) 265-3347 estimator@kenvo E-MAIL: DATE:	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Pavilion Floors (781) 933-8500 (781) 932-8844 estimating@pavilli E-MAIL: DATE:	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Sub D	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	Sub E
	BASE BID		\$ 198,784		\$ 169,230										
1	General:														
2	Local & State Sales Tax:	-		Y											
3	Licensing	Y		Y											
4	Labor Type	Y		Y											
5	Insurance per Project & SDC Requirements														
6	Contract Documents:														
7	Site Visit														
8	Drawings Dated:	N													
9	Specifications Dated:	Y		Y											
10	Building Rules & Regulations	Y		Y											
11	Addendum	Y		Y											
12	Other														
13	Schedule:														
14	Project Start: 06/01/2016	Y		Y											
15	Premium Time	N		Y											
16	Complete All Work Off Hours	N		Y											
17	Project Requirements:														
18	Temp. Protection	Y		Y											
19															
20	Wood floor Scope: provide all labor, materials, tools, equipment and other items to furnish and install the following scope:														
21	Division 1 General Requirements	Y		N											
22	096466 Wood Athletic Flooring	Y		Y											
23	096460 Wood Flooring	Y		Y											
24															
25	Wood Athletic Flooring	Y													
26	Shop drawings and samples	Y		Y											
27	10 x 10 mock up	Y		SDC	\$ 7,500										
28	Plywood subfloor and sleepers to support finished floor & EPDM resilient pads	Y		Y											
29	Manufacturers or equal per spec	Y		Y											
30	certified wood per FSC standards	Y		Y											
31	Wood type - Maple	Y		Y											
32	Total assembly thickness 2 5/8"	Y		Y											
33	Vapor retarded and vented cove base	Y		Y											
34	Floor finish system including lines	Y		Y											
35															
36															
37	Wood Platform Flooring (Multi purpose)														
38	Plywood subfloor and sleepers to support finished floor & EPDM resilient pads	Y		Y											
39	Vapor retarded and vented cove base	Y		Y											
40	Strip flooring - Northern hard maple, 25/32" x 2 1/4"	Y		Y											
41	Grade second and better	Y		Y											
42	Floor finish system including lines	SDC	\$ 5,000	Y											
43	RIM isolation system & subfloor at Multi Purpose room	SDC	\$ 65,000	SDC	\$ 65,000										



BID EVALUATION FORM

PROJECT NAME : Devotion School
PROJECT NUMBER : 121526
PREPARED BY : Blane Petterson
DATE : October 25, 2016

SDC SPECIFICATION NAME: WOOD FLOORING

SDC SPECIFICATION # :096050

ITEM	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Kenvo Floor (401) 294-1244 (401) 294-7550 (401) 266-3347 estimator@kenvo	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Pavilion Floors (781) 933-8500 (781) 932-8844 estimating@pavili	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Sub D	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Sub E
44	Floor prep for wood floor install	Y	SDC	\$	5,000			
45	Moisture testing - by owner	SDC	SDC	\$	20,000			
46	Sand and apply finish material after install both systems	Y	Y					
47								
48								
49	Sub Default Insurance	Y	Y	\$	3,465	Y	\$	-
50								
TOTAL ADJUSTED BID:				\$292,249		\$269,931		ZERO
						ZERO		ZERO

RECOMMENDED VALUE = \$269,931

PROJECT NAME: Devotion School

PROJECT NUMBER: 121526

PREPARED BY: Blane Petterson

DATE: October 25, 2016



SDC SPECIFICATION NAME: RESILIENT , RESILIENT ATHLETIC											SDC SPECIFICATION # : 096600					
ITEM#		SUB:	Pavilion Floors CON: (781) 933-8500 TEL: (781) 932-8844 FAX: estimating@pavill CEL: E-MAIL:	SUB: CON: (401) 294-1244 (401) 294-7550 TEL: (401) 265-3347 FAX: estimator@kenvo CEL: E-MAIL:	Kervo Floor CON: (401) 294-1244 (401) 294-7550 TEL: (401) 265-3347 FAX: estimator@kenvo CEL: E-MAIL:	Surface America CON: (716) 632-8413 TEL: FAX: rkk@surfam.com CEL: E-MAIL:	Dynamic	SUB:	Sub E							
		Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	DATE:						
	BASE BID		\$ 39,855		\$ 45,780		\$ 33,129		\$ 47,397							
1	General:															
2	Local & State Sales Tax:	0		N		N										
3	Licensing	County License for all Subs > \$250K		Y		Y										
4	Labor Type	Union	Y	Y		PW	\$ 15,000	Y								
5	Insurance per Project & SDC Requirements															
6	Contract Documents:															
7	Site Visit			N		N		N								
8	Drawings Dated:	August 24, 2016		Y		Y		Y								
9	Specifications Dated:	August 24, 2016		Y		Y		Y								
10	Building Rules & Regulations	N/A	Y													
11	Addendum	#1-6	Y	Y		Y		#1-6								
12	Other															
13	Schedule:															
14	Project Start: 06/01/2016	Project Completion: 07/31/2018	Y	Y		Y		Y								
15	Premium Time															
16																
17	Project Requirements:															
18	Temp. Protection		SDC \$ 5,000	SDC \$ 5,000		SDC \$ 5,000	SDC \$ 5,000	SDC \$ 5,000								
19																
20	Resilient Athletic floor Scope: provide all labor, materials, tools, equipment and other items to furnish and install the following scope:															
21	Division 1 General Requirements		Y			Y		Y								
22	Specification section 096566 Resilient Athletic Flooring		Y			Y		Y								
23																
24	Small Gym flooring		Y	Y		Y		Y								
25	Comply with indoor air quality requirements during installation		Y	Y		Y		Y								
26	Provide moisture testing by independent testing agency - by owner		Y	Y		Y		Y								
27	Two year warranty		Y	Y		Y		Y								
28	Basis of design - Robbins flooring Plastic Multi purpose		Y	Y		Y		Y								
29	Manufacturers or equal		Y	Y		Y		Y								
30	Three layer construction per 2.2B		Y	Y		Y		Y								
31	Meet material requirements per 2.2C		Y	Y		Y		Y								
32	Three colors per manufacturers full range of colors		Y	Y		Y		Y								
33	Game lines and artwork		logo	\$ 10,000	logo	\$ 10,000	logo	\$ 10,000	logo	\$ 10,000						
34	Concrete substrate per ASTM F 710 - Appears to refer to moisture levels and testing		see below	see below	see below	see below	see below	see below								
35																
36																
37	Floor prep for resilient athletic floor install		SDC \$ 7,500	SDC \$ 7,500	SDC \$ 7,500	SDC \$ 7,500	SDC \$ 7,500	SDC \$ 7,500								
38	Moisture testing		SDC \$ 20,000	SDC \$ 20,000	SDC \$ 20,000	SDC \$ 20,000	SDC \$ 20,000	SDC \$ 20,000								
39																
40																
41	Sub Default Insurance		Y	\$ -	Y	\$ -	Y	\$ -	Y	\$ -						
42																
TOTAL ADJUSTED BID:			\$82,355	\$88,280			\$90,629			\$89,897	ZERO					



SDC SPECIFICATION NAME: RESILIENT, RESILIENT ATHLETIC

SDC SPECIFICATION # : 096600

RECOMMENDED VALUE =	\$82,355
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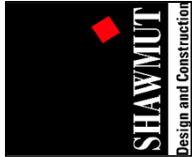
PROJECT NAME : Devotion School
PROJECT NUMBER : 121526
PREPARED BY : Blane Petterson
DATE : October 25, 2016

SDC SPECIFICATION # : 096820

	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Custom Floors SUB: CON: Sam Sadegh 781-435-0707 customfloorsdesign.com E-MAIL: customfloorsdesign@comcast.net DATE:	Pavilion Floors SUB: CON: (781) 933-8500 (781) 932-8844 FAX: estimating@pavili.com CEL: (781) 932-8844 E-MAIL: pavilion@pavili.com DATE:	Alleggheny Contract SUB: CON: (781) 497-2837 (781) 932-3330 FAX: (781) 932-3330 CEL: (617) 872-6978 E-MAIL: psigela@gmail.com DATE:	Capital Flooring SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Circle Floors SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:
ITEM	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE
BASE BID						
		\$ 141,366		\$ 99,131		\$ 144,230
1 General:						
2 Local & State Sales Tax:	N/A		Y		N	Y
3 Licensing	N/A		Y		N	N
4 Labor Type	Y		Y		Y	Y
5 Insurance per Project & SDC Requirements						
6 Contract Documents:						
7 Site Visit	N				N	N
8 Drawings Dated:	Y		Y		Y	Y
9 Specifications Dated:	Y		Y		Y	Y
10 Building Rules & Regulations	N/A		Y			
11 Addendum	#1-5		#1-5		#1-4	None
12 Other						\$ 40,000
13 Schedule:						
14 Project Start: 06/01/2016	Y		Y			
15 Premium Time/Off Hours Work	Y		Y			
16						
17 Project Requirements:						
18 Temp. Protection	SDC	\$ 10,000	SDC	\$ 10,000	SDC	\$ 10,000
19						
20 Carpet Scope: provide all labor, materials, tools, equipment and other items to furnish and install the following scope:						
21 Division 1 General Requirements	Y					
22 096820 Carpeting	Y		Y			
23 124810 Entrance floor mat & Frames	Y		Y			
24 090160 Vapor Mitigation at slabs	Y		Y			
25						
26 Carpeting					Y	Y
27 Shop drawings and samples	Y		Y		Y	Y
28 Special warranty - 25 years?	Y		Y		Y	Y
29 Extra materials per specs	Y		Y		Y	Y
30 Carpet Tile Basis of design - Tandus Plexus color 2 02875 and Circlet 02888	Y		Y		Y	Y
31 Manufacturers per spec or equal for carpet tile	Y		Y		Y	Y
32 Carpet tile 24 x 24	Y		Y		Y	Y
33 Carpet construction and characteristics per 2.2 d thru F	Y		Y		Y	Y
34			Y			
35 Tufted carpet basis of design - Tandus Circlet 02888	N/A	Per addendum #5	Y		N/A	Per addendum #5
36 Manufacturers per spec or equal for tufted carpet	N/A	Per addendum #5	Y		N/A	Per addendum #5
37 Carpet construction and characteristics per 2.3 d thru F	N/A	Per addendum #5	Y		N/A	Per addendum #5
38 Width 6'	N/A	Per addendum #5	Y		N/A	Per addendum #5
39 Color and style per full range of selection	N/A	Per addendum #5	Y		N/A	Per addendum #5
40 Topical moisture mitigation application per 090160	Y	Alleggheny \$ 59,400	Alleggheny \$ 59,400		Y	Y
41						
42 General						
43 Resilient base at carpet part of file sub trade	N/A		Y		N/A	

BID EVALUATION FORM

PROJECT NAME : Devotion School
 PROJECT NUMBER : 121526
 PREPARED BY : Blane Petterson
 DATE : October 25, 2016



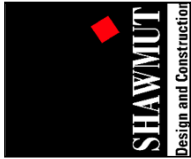
SDC SPECIFICATION NAME: CARPET

SDC SPECIFICATION # : 096820

		SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Custom Floors SUB: CON: Sam Sadegh TEL: 781-435-0707 FAX: CEL: customfloorsdesign@gmail.com E-MAIL: DATE:	Pavilion Floors SUB: CON: (781) 933-8500 TEL: (781) 932-8844 FAX: CEL: estimating@pavili E-MAIL: DATE:	Allegheny Contract SUB: CON: (781) 497-2837 TEL: (781) 932-3330 FAX: CEL: (617) 872-6978 E-MAIL: pstgelais@alleghe DATE:	Capital Flooring SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Circle Floors SUB: CON: TEL: (617) 381-9050 FAX: (617) 626-2003 CEL: PNichols@circleleft E-MAIL: DATE:		
ITEM		Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE
44	Floor prep for carpet installation	SDC	\$ 17,500	SDC	\$ 17,500	SDC	\$ 17,500	SDC	\$ 17,500
45									
46	Floor testing - moisture & PH	SDC	\$ 20,000	SDC	\$ 20,000	SDC	\$ 20,000	N	\$ 20,000
47									
48	Floor Mats	Y		Y		Y		Y	
49	Shop drawings and submittals	Y		Y		Y		Y	
50	Recessed and walk off mats per listed manufacturers	Y		Y		Y		Y	
51	Recessed basis of design - Dual track by Mats Inc.	Y		Y		Y		Y	
52	Walk off mats basis of design - Coral classic by Forbo	Y		Y		Y		Y	
53	Furnished and installed	Y		Y		Y		Y	
54									
55									
56									
57	Sub Default Insurance	Y	\$ 2,266	Y	\$ 2,472	Y	\$ 3,345	Y	\$ 2,781
58									
TOTAL ADJUSTED BID:			\$191,132		\$208,503		\$282,120		\$234,511
									\$232,877

RECOMMENDED VALUE =

\$191,132



BID EVALUATION FORM

PROJECT NAME : Devotion School

PROJECT NUMBER : 121526

PREPARED BY : Blane Petterson

DATE : October 25, 2016

SDC SPECIFICATION NAME: OTHER SPECIALTIES

SDC SPECIFICATION # :101400

ITEM	BASE BID	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	The Northern Thoman, Mr. Rich (508) 481-2444 x1 TEL: FAX: CEL: E-MAIL: DATE:	Newton Building SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Lyon SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	The pappas Comp SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Sub E
			see below		see below		
1	General:						
2	Local & State Sales Tax:	N		N			
3	Licensing			N			
4	Labor Type	Y		PW			
5	Insurance per Project & SDC Requirements						
6	Contract Documents:						
7	Site Visit	Y		N			
8	Drawings Dated:	Y		Y			
9	Specifications Dated:	Y		Y			
10	Building Rules & Regulations	N/A					
11	Addendum	#1-4	\$ 10,000	N	\$ 10,000	N	\$ 10,000
12	Other	#1-6					
13	Schedule:						
14	Project Start: 06/01/2016	Y		Y		Y	
15	Premium Time/Off Hours Work	N		N		N	
16							
17	Project Requirements:						
18	Temp. Protection	N		N		N	
19							
20	Specialties Scope: provide all labor, materials, tools, equipment and other items to furnish and install the following s	Y		Y		Y	
21	Division 1 General Requirements	Y		Y		Y	
22	Division 10 Specialties (listed below)	Y		Y		Y	
23							
24							
25	102220 - Operable Partitions	N				Y	
26	Sound transmission requirements					Y	
27	Basis of design Modern fold Series 941 Acoustic Seal					Y	
28	Marker board on selected panels					Y	
29	Storage pocket door					Y	
30	Partition at Gym					Y	
31	Manual operable partition at SPED conference room					N	see gym equipment
32	Furnished & Installed					Y	
33							
34	Total Operable Partitions					\$ 15,785.00	
35							
36							
37	104400 - Fire Protection Specialties	Y					
38	Furnish and Install Fire Extinguisher's (FE)	Y		Y			
39	-10lb dry-chemical FE where shown on dwgs	Y		Y			
40	-2-1/2 Gal. wet chemical FE for kitchens and other locations shown on dwgs	Y		Y			
41	-FE to be delivered just prior to substantial completion or as directed by HMFH	Y		Y			
42	Furnish and Install fire protection cabinets for extinguishers and blankets	Y		Y			
43	Furnish and install mounting brackets for fire extinguishers	Y		Y			

DATE: October 25, 2016

RECOMMENDED VALUE =	\$117,756
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PROJECT NAME : Devotion School
PROJECT NUMBER : 121526
PREPARED BY : Blane Petterson
DATE : October 25, 2016

SDC SPECIFICATION NAME: SPECIALTIES										SDC SPECIFICATION # :100000										Additional Bidders															
ITEM	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:				Y/N *	PRICE	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:				Y/N *	PRICE	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:				Y/N *	PRICE	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:				Y/N *	PRICE											
						see below						see below						see below						see below						see below					
1	General:																																		
2	Local & State Sales Tax:				0						N						N						N						N						
3	Licensing										N						N						N						N						
4	Labor Type				Union	Y						Y						Y						Y						Y					
5	Insurance per Project & SDC Requirements																																		
6	Contract Documents:																																		
7	Site Visit					Y						N						N						N						N					
8	Drawings Dated:				August 24, 2016	Y						Y						Y						Y						Y					
9	Specifications Dated:				August 24, 2016	Y						Y						Y						Y						Y					
10	Building Rules & Regulations				N/A																														
11	Addendum				#1-6	#1-#4	\$	10,000	#1-5				#1-5						#1-5						#1-5						#1-5				
12	Other																																		
13	Schedule:																																		
14	Project Start: 06/01/2016				Project Completion: 07/31/2018	Y						Y						Y						Y						Y					
15																																			
16	Project Requirements:																																		
17	Temp. Protection																																		
18																																			
19	Specialties Scope: provide all labor, materials, tools, equipment and other items to furnish and install the following scope:																																		
20	Division 1 General Requirements																																		
21	Division 10 Specialties (listed below)																																		
22																																			
23																																			
24	101100 - Visual Display Surfaces					Y																													
25	Interior Marker boards & Interior Tack boards					Y																													
26	Furnish and Install Flag Holder/Map Rail - 10'					Y												Y																	
27	Furnish and Install Full Ht Marker Boards - Project Areas					SDC \$	4,000	SDC \$				4,000						Y																	
28	Furnish and Install Marker board - Classroom all sizes					Y						Y																							
29	Furnish and Install Marker board with Music staff 8' wide					Y						Y																							
30	Furnish and Install Tack Boards - Classrooms all sizes					Y						Y						Y																	
31	Custom Tack boards - NIC (Millwork)					Y		face furnished only to				N						N																	
32	Furnish and Install Tack Boards - outside office					Y						SDC \$	3,000						?																
33	Furnish and Install Tack Boards - outside office 21'					Y						SDC \$	7,000						Y																
34	Tack boards in classrooms - Combine standard tack boards without metal frames					Y						Y						Y																	
35	Include backing and edge treatment per plans					Y						Y						Y																	
36	Marker board basis of design Claridge Series 8 LCS					Y						Y						Y																	
37	Tack board basis of design Claridge 1100 Series					Y						Y						Y																	
38	Per listed manufacturers or equal					Y						Y						Y																	
39	Union labor to install					Y						Y						Y																	
40	Total quantity					Y	\$	175,000	\$				145,662						243																
41																																			
42																																			
43																																			
44	101400 - Signage					N		NIC				N		NIC				N						Y	\$	106,925									
45	Furnish and Install:																													Y					
46	Room identification signs and directional signs																							Y	\$	36,636				Y	\$	68,758			
47	Exterior handicapped access signs																							Y	\$	2,412				Laurentano	\$	2,412	Y	\$	412
48	Directories																							Y	\$	3,261				Y	\$	3,857			
49	Cast metal plaques and medallions																							Y	\$	6,386				Y	\$	9,637			
50	Interior signs for assisted listening devices																													Sunshine	\$	545	Y	\$	545
51	Interior signs for occupancy posting of assembly spaces (cafeteria, gymnasium and library)																													Y	\$	887	Y	\$	2,608
52	One sign shall be required for each exit doorway for such space																							Y						Y		Y	\$		
53	Interior signage for new fire and smoke partitions																							Sunshine	\$	1,998				Y		Y	\$	1,998	
54	Evacuation diagrams																							Y	\$	15,079				Y		Y	\$		



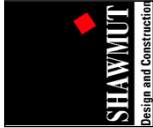
PROJECT NAME: Devotion School

PROJECT NUMBER : 121526

PREPARED BY : Blane Petterson

DATE : October 25, 2016

SDC SPECIFICATION NAME: SPECIALTIES																	SDC SPECIFICATION # : 100000										Additional Bidders																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
ITEM	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	The Northern Thoman, Mr. Rich (508) 481-2444 x	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	PRICE	Y/N *	PRICE	Y/N *	Newton Building 508-439-4941	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	New England Int Powers, Mr. Gary (508) 528-8087 x FAX: (508) 528-3431 CEL: E-MAIL: gpowers@neinter DATE:	PRICE	Y/N *	PRICE	Y/N *	Laurentano Jesse Reidhaar Tel: 508-582-0233 Fax: Cel: E-Mail: Date:	PRICE	Y/N *	Poyant	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Sunshine Sign Megan Bradley 508-839-9929 Tel: Fax: Cel: E-Mail: Date:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
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BID EVALUATION FORM

PROJECT NAME : Devotion School
PROJECT NUMBER : 121526
PREPARED BY : Blane Petterson
DATE : October 25, 2016

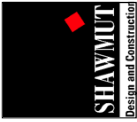
SDC SPECIFICATION NAME: SPECIALTIES		SDC SPECIFICATION # : 100000										Additional Bidders			
ITEM		SUB:		SUB:		SUB:		SUB:		SUB:		SUB:		SUB:	
		CON:	TEL:	CON:	TEL:	CON:	TEL:	CON:	TEL:	CON:	TEL:	CON:	TEL:	CON:	TEL:
		THE NORTHERN	THOMAS, MR. RICH	NEWTON BUILDING	NEW ENGLAND INTL	LAURENTIANO	POWERS, MR. GARY	POYANT						SUNSHINE SIGN	
		(508) 481-2444 x1	508-439-4941	508-528-8087 x1	508-528-3431	508-582-0233	508-528-8087 x1							508-839-9929	
		FAX:	FAX:	FAX:	FAX:	FAX:	FAX:	FAX:	FAX:	FAX:	FAX:	FAX:	FAX:	FAX:	FAX:
		CEL:	CEL:	CEL:	CEL:	CEL:	CEL:	CEL:	CEL:	CEL:	CEL:	CEL:	CEL:	CEL:	CEL:
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		DATE:	DATE:	DATE:	DATE:	DATE:	DATE:	DATE:	DATE:	DATE:	DATE:	DATE:	DATE:	DATE:	DATE:
		Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE
		RECOMMENDED VALUE =										\$412,948 Not Shown			

PROJECT NAME : Devotion School
PROJECT NUMBER : 121526
PREPARED BY : Blane Petterson
DATE : October 25, 2016

[illegible]

BID EVALUATION FORM

PROJECT NAME : Devotion School
PROJECT NUMBER : 121526
PREPARED BY : Blane Petterson
DATE : October 25, 2016



SDC SPECIFICATION NAME: EQUIPMENT										SDC SPECIFICATION # :110000										Additional Bidders																															
ITEM	New England Fed					Robert H Lord					The Pappas Com					Steelco Fence					GiltWorks					Walker Specialties					Major Theatre					SUB:															
	CON:	TEL:	FAX:	CELL:	E-MAIL:	CON:	TEL:	FAX:	CELL:	E-MAIL:	CON:	TEL:	FAX:	CELL:	E-MAIL:	CON:	TEL:	FAX:	CELL:	E-MAIL:	CON:	TEL:	FAX:	CELL:	E-MAIL:	CON:	TEL:	FAX:	CELL:	E-MAIL:	CON:	TEL:	FAX:	CELL:	E-MAIL:																
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95	Pricing Adjustment Athletic																																																		
96	Pricing Adjustment Parking Control																																																		
97	Pricing Adjustment Theatre																																																		
98	Pricing Adjustment Projection Screen																																																		
99	Sub Default Insurance																																																		
100																																																			
TOTAL ADJUSTED BID:		\$646,830					\$674,480					\$633,398					\$582,798					\$592,240					\$633,398					\$635,523					\$633,398														
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BID EVALUATION FORM

PROJECT NAME : Devotion School

PROJECT NUMBER : 121526

PREPARED BY : Blane Petterson

DATE : October 25, 2016

**SDC SPECIFICATION NAME: FOOD SERVICE EQUIPMENT****SDC SPECIFICATION # :114000**

ITEM	BASE BID	SUB: KITTRIDGE EQUIPMENT	SUB: GENTRY, RICK	BOSTON SHOWCASE	TRIMARK	SUB: E
		CON: Mackey, Jeff TEL: (800) 423-7082 x1 FAX: (401) 247-6509 E-MAIL: jmackey@kittredg.com	CON: Gentry, Rick TEL: (401) 247-6509 FAX: (401) 247-6545 E-MAIL: rgentry@pararest.com	CON: Jeff Segal TEL: 17-965-1100 x 22 FAX: 17-965-1100 x 22 E-MAIL: jeff@trmatkusa.com	CON: Roy Oliveira TEL: 508-326-5762 FAX: 508-326-5762 E-MAIL: royo@trmatkusa.com	Sub E
		DATE: 10/25/2016	DATE: 10/25/2016	DATE: 10/25/2016	DATE: 10/25/2016	DATE: 10/25/2016
		Y/N *	Y/N *	Y/N *	Y/N *	Y/N *
		PRICE	PRICE	PRICE	PRICE	PRICE
		\$ 359,514	\$ 315,000	\$ 288,664	\$ 317,907	
1	General:					
2	Local & State Sales Tax:					
3	Licensing	Y	N/A	N		
4	Labor Type	Y	Y	Y		
5	Insurance per Project & SDC Requirements					
6	Contract Documents:					
7	Site Visit		Y	Y		
8	Drawings Dated:	August 24, 2016	Y	Y		
9	Specifications Dated:	August 24, 2016	Y	Y		
10	Building Rules & Regulations	N/A	Y	Y		
11	Addendum	#1-4	Y	Y		
12	Other	#1-6				
13	Schedule:					
14	Project Start: 06/01/2016	Y	Y	Y		
15	Premium Time					
16						
17	Project Requirements:					
18	Temp. Protection	Y	Y	Y		
19						
20	Food Service Scope: provide all labor, materials, tools, equipment and other items to furnish and install the following scope:					
21	Division 1 General Requirements					
22	114000 Food Service equipment					
23						
24	F & I food service equipment per drawings and equipment schedule on drawings	Y	Y	Y		
25	F & I food service equipment as listed in spec	Y	Y	Y		
26	Shop drawings and submittals	Y	Y	Y		
27	Warranties per specs	Y	Y	Y		
28	Components as specifically listed in 2.3 in spec	Y	Y	Y		
29	Mechanical systems for walk in units are self contained per spec	Y	Y	Y		
30	Coordinate final MEP connections with MEP subs	Y	Y	Y		
31	Include all unloading and distribution	Y	Y	Y		
32	Test all items before hand over	Y	Y	Y		
33	Installation	Y	Y	Y		
34						
35						
36	Adjustment for manufacturers specifications not available	SDC	SDC	SDC		
37						
38	Sub Default Insurance	Y	Y	Y		
39						
TOTAL ADJUSTED BID:		\$384,068	\$339,020	\$312,368	\$341,962	ZERO

RECOMMENDED VALUE =

\$312,368

PROJECT NAME : Devotion School
PROJECT NUMBER : 121526
PREPARED BY : Blane Petterson
DATE : October 25, 2016



SDC SPECIFICATION NAME:										TIEBACK ANCHORS										SDC SPECIFICATION # : 119500														
SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:										Flexible Lifeline S					Safeguard Industr					Probel					Sub D					Sub E				
										SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:					SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:					SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:					SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:					SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:				
ITEM	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE				
1																																		
2																																		
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35																																		
36																																		
37																																		
TOTAL ADJUSTED BID:										\$251,294					\$255,560					\$238,630					ZERO					ZERO				
RECOMMENDED VALUE =																				\$238,630														

PROJECT NAME : Devotion School
PROJECT NUMBER : 121526
PREPARED BY : Blane Petterson
DATE : October 25, 2016



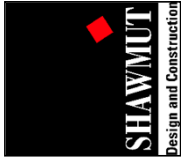
SDC SPECIFICATION NAME: WINDOW TREATMENT										SDC SPECIFICATION # : 122000										Additional Bidders			
ITEM#	BASE BID	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Bright Window Co Finno, Mr. Barry (781) 246-0935 x (781) 246-5173 barry@brightwind.com DATE:	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Walker Specialist Vincent, Mark (617) 333-3220 (617) 361-3302 mvincent@walker.com DATE:	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Contract Décor Tom Fyfe 760-343-4444 DATE:	Ruskin Marcela Berrocal 816-761-8955 marcela.berrocal.com DATE:	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Robert H Lord Ballard, Dwight (860) 645-8700 x (860) 645-9800 dwightballard@rhl.com DATE:	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *		
			\$	207,742		\$	216,250		\$	247,416		\$	33,304		\$	28,301		\$	23,977				
1	General:																						
2	Local & State Sales Tax:	0		N				N						N				N					
3	Licensing	County License for all Subs > \$250K		N				N						N				N					
4	Labor Type	Union		N				N						N				N					
5	Insurance per Project & SDC Requirements																						
6	Contract Documents:																						
7	Site Visit			N				N						N				N					
8	Drawings Dated:	August 24, 2016		Y				Y						Y				Y					
9	Specifications Dated:	August 24, 2016		Y				Y						Y				Y					
10	Building Rules & Regulations	N/A		Y				Y						Y				Y					
11	Addendum	#1-6		#1-6				#1-6						#1-6				#1-6					
12	Other																						
13	Schedule:																						
14	Project Start: 06/01/2016	Project Completion: 07/31/2018		Y				Y						Y				Y					
15																							
16	Window Treatment Scope: provide all labor, materials, tools, equipment and other items to furnish and install the following			Y				Y						Y									
17	Division 1 General Requirements			Y				Y						Y									
18	122110 Horizontal Louver Miniblinds			Y				Y						Y									
19	122400 Shades																						
20																							
21																							
22	Furnish and Install Meco manual roll down shades exterior other than public space			Y																			
23	Furnish and Install Motorized mecho shades at Media Center exterior double height			Y																			
24	Furnish and Install Int. Class & Office Window Blinds			Y																			
25	Furnish and Install Motorized mecho shades at Media Center interior borrowed lites			Y																			
26	Furnish and Install Motorized black out shades Multi Purpose exterior double height			Y																			
27	Furnish and Install manual black out shades at Multi Purpose interior borrowed lites			Y																			
28	Furnish and Install motorized mech shades at upper window Harvard St vestibule			Y																			
29																							
30	Provide shop drawings showing locations for different types of shades			Y																			
31	Provide wiring diagrams for motorized shades for coordination with electrical subcontractor			Y																			
32	--show details showing location/size/etc. of switches, operator controls and components			Y																			
33	Provide mock-ups per specification section 122400-1.4			Y																			
34	No basis of design, per listed manufacturers			Y																			
35	Locations per window treatment schedule			Y																			
36	Furnish n & install			Y																			
37	General Note 5 on A7.3 and spec paragraph 122400 – 2.1.8.5 - email from HMFH			Y				N															
38																							
39																							
40	Telescoping Stands (126600)																						
41	Location large Gym																	Y		Y			
42	Manually operated wall attached																	Y		Y			
43	Basis of design MAXAM telescoping gym seat system by Hussey																	Y		Y			
44	Model specifics per 2.1B written spec																	Y		Y			
45	Accessorized per spec																	Y		Y			
46	Furnish & install																	Y		Y			
47	Telescoping Stand Total																						
48																							
49																							
50																							
51	Pricing Adjustment		\$	23,977		\$	23,977		\$	23,977		\$	207,742		\$	207,742		\$	207,742				
52	Pricing Adjustment																						
53	Sub Default Insurance		\$	2,781	Y	\$	2,883	Y	\$	3,257	Y	\$	2,893	Y	\$	2,833	Y	\$	2,781	Y	\$	2,781	
54																							



BID EVALUATION FORM

PROJECT NAME : Devotion School
PROJECT NUMBER : 121526
PREPARED BY : Blane Petterson
DATE : October 25, 2016

SDC SPECIFICATION NAME: WINDOW TREATMENT		SDC SPECIFICATION # :122000										Additional Bidder	
ITEM		SUB: CON: TEL: FAX: CEL: E-MAIL:	Bright Window Co Finno, Mr. Barry (781) 246-0935 x1 (781) 246-5173 barry@brightwindt	SUB: CON: TEL: FAX: CEL: E-MAIL:	Walker Specialties Vincent, Mark (617) 333-3220 (617) 361-3302 mvincent@walker	SUB: CON: TEL: FAX: CEL: E-MAIL:	Contract Décor Tom Frye 760-343-4444	SUB: CON: TEL: FAX: CEL: E-MAIL:	Ruskin Marcela Berrocal 816-761-8955 marcela.berrocal	SUB: CON: TEL: FAX: CEL: E-MAIL:	Robert H Lord Ballard, Dwight (860) 645-8700 x1 (860) 645-9800 dwightballard@rhl	SUB: CON: TEL: FAX: CEL: E-MAIL:	Corbin Interior Sp Greg corbin 781-936-8391 Sales@corbininte
TOTAL ADJUSTED BID:		Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE
			\$234,500		\$243,110		\$274,650		\$243,939		\$238,876		\$234,500
RECOMMENDED VALUE =												\$234,500 Not Shown	



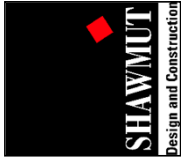
BID EVALUATION FORM

PROJECT NAME : Devotion School
PROJECT NUMBER : 121526
PREPARED BY : Blane Petterson
DATE : October 25, 2016

SDC SPECIFICATION NAME: CASEWORK

SDC SPECIFICATION # :120000

ITEM		SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Kewaunee Mike Hall 978-646-0600 port@lab-furniture 28-Sep	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Wood Metal Indus Martin, Travis (570) 374-1176 (570) 374-5010 travism@wood-mt E-MAIL: DATE:	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Sidney Science Ted Gibson 978-697-0411 m@sydneyscience E-MAIL: DATE:	NEIS Dennis Deniers 815-622-3121 x111 TEL: FAX: CEL: E-MAIL: DATE:	MinMill George Palmer 613-920-0075		
	BASE BID		\$ 1,282,264	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE
							\$ 1,595,305		\$ 1,191,500		\$ 2,233,801
1	General:										
2	Local & State Sales Tax	0		N		N		N		N	
3	Licensing	County License for all Subs > \$250K		N		N		N		N	
4	Labor Type	Union		Y		Y		Y		Y	
5	Insurance per Project & SDC Requirements										
6	Contract Documents:										
7	Site Visit			N		N		N		N	
8	Drawings Dated:	August 24, 2016		Y		Y		Y		Y	
9	Specifications Dated:	August 24, 2016		Y		Y		Y		Y	
10	Building Rules & Regulations	N/A		Y		Y		Y		Y	
11	Addendum	#1-6		#1-5	\$ 45,000	Ask		#1-5		Y	
12	Other										
13	Schedule:										
14	Project Start: 06/01/2016	Project Completion: 07/31/2018		Y		Y		Y		Y	
15	Premium Time			N		N		N		N	
16											
17	Project Requirements:										
18	Temp. Protection			Y							
19											
20	Furnishings Scope:										
21											
22	Casework Scope: provide all labor, materials, tools, equipment and other items to furnish and install the following scope:										
23	Division 1 General Requirements			Y							
24	123000 Fixed casework & equipment			Y							
25											
26	F & I all casework located in classrooms, science rooms and art rooms			Y		Y		Y		Y	
27	F & I casework per individual elevations on Equipment's drawings EQ2 thru EQ7			Y		Y		Y		Y	
28	Corresponding casework & equipment is listed in spec 2.8, MC01 thru MC 74			Y		Y		Y		Y	
29											
30	Furnish only all epoxy resin and stainless steel sinks and plumbing fixtures to be installed under plumbing			Y		Y		Y		Y	
31	Sink schedule per EQ2.1C			Y		Y		Y		Y	
32	Furnish only all electrical equipment to be installed under electrical			Y		Y		Y		Y	
33	Shop drawings and submittals			Y		Y		Y		Y	
34	Hardware & trim per specs			Y		Y		Y		Y	
35	Epoxy resin tops type C and plastic laminate tops type D per specs			Y		Y		Y		Y	
36	Casework to be supplied by Wood Metal, Fisher Hamilton Scientific, ALC Collegedale or CJF Lab			Equal		Y		Y		Y	
37	cabinet construction per 2.5 in specs		No fume hood	N		Y		Y		Y	
38	Finishes of cabinets per 2.6 in specs			Y		Y		Y		Y	
39	Tall cabinets to be 100 inches in height			Y		Y		Y		Y	
40	Appliance per elevations include full size refrigerators and dishwashers.			Y		Y		Y		Y	
41	Under counter refrigerator, electric oven, microwaves, & cooktops not shown			Y		Y		Y		Y	
42	Goggle storage cabinets			Y		Y		Y		Y	
43	Indirect vent goggles for each cabinet			Y		Y		Y		Y	



BID EVALUATION FORM

PROJECT NAME : Devotion School
PROJECT NUMBER : 121526
PREPARED BY : Blane Petterson
DATE : October 25, 2016

SDC SPECIFICATION NAME: CASEWORK

SDC SPECIFICATION # :120000

ITEM		SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Kewaunee Mike Hall 978-646-0600 port@lab-furniture.com 28-Sep	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Wood Metal Indus Martin, Travis (570) 374-1176 (570) 374-5010 travism@wood-mt.com	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Sidney Science Ted Gibson 978-697-0411 tm@sydneynewschools.org	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	NEIS Dennis Demers 815-622-3121 x111	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	MrMill George Palmer 613-920-0075
44	F & I kilns at art space	Y	Y	Y	Y	Y		Y			
45											
46											
47											
48											
49	F & I Acid Storage Cabinets - Science Lab - not shown	N									
50	F & I Flammable Material Storage Cabinet - Science Lab - Not shown	N									
51	F & I Glassware Pegboards - Science Lab - not shown	N									
52	F & I Water Distiller - Science Lab - not shown	N									
53	F & I Autoclave Sterilizer - Science Lab - not shown	N									
54	F & I Steam Table - Science Lab - not shown	N									
55											
56											
57											
58											
59											
60											
61											
62											
63											
64											
65	Sub Default Insurance	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
66											
TOTAL ADJUSTED BID:			\$1,297,651		\$1,204,685		\$1,614,449		\$1,205,798		\$2,260,607

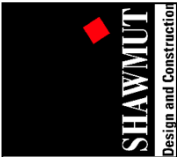
RECOMMENDED VALUE = \$1,204,685

PROJECT NAME : Devotion School

PROJECT NUMBER : 121526

PREPARED BY : Blane Petterson

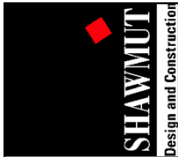
DATE : October 25, 2016



SDC SPECIFICATION NAME:				FENCING				SDC SPECIFICATION # : 323100			
ITEM	BASE BID	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Union Fence John Amica 617-485-9221 in@unionfencefci.org DATE:	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Steelco Fence	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Sub C	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Sub D	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Sub E
				\$ 364,521	\$ 380,054						
1	General:										
2	Local & State Sales Tax:	N		N							
3	Licensing	N		N							
4	Labor Type	Y		Y							
5	Insurance per Project & SDC Requirements			Y							
6	Contract Documents:										
7	Site Visit										
8	Drawings Dated:	N		N							
9	Specifications Dated:	Y		Y							
10	Building Rules & Regulations	Y		Y							
11	Addendum	N/A									
12	Other	#1-5	\$ 5,000	#1-6							
13	Schedule:										
14	Project Start: 06/01/2016	Y		Y							
15	Premium Time	N		N							
16											
17	Project Requirements:										
18	Temp. Protection	N		N							
19											
20	FENCING Scope										
21	Fencing Scope: provide all labor, materials, tools, equipment and other items to furnish and install the following scope:										
22	Division 1 General Requirements										
23	Specification section 033113 Chain link fence and gates										
24											
25											
26	Furnish and Install 4' HT Vinyl Coated Galv Chain Link Fence	Y		Y							
27	Furnish and Install 6' HT Vinyl Coated Galv Chain Link Fence	Y		Y							
28	4' single gate	Y		Y							
29	4' double gate	N	\$ 10,000	Y							
30	Furnish and Install 4' chain link fence with 8' athletic netting	Y		Y							
31	4' Sliding gate	Y		Y							
32	6' single gate	n/a		N/A							
33	6' double gate	Y		Y							
34	4' chain link attachment to retaining walls - metal plates and hardware	Y		Y							
35	Galvanized metal plates at retaining walls - furnished by misc. iron, install under fence scope	Y		Union	\$ 31,818						
36											
37	9 gauge mesh	Y		Y							
38	Top and bottom rails	Y		Y							
39	Swing gate hardware	Y		Y							
40	Sports netting per listed manufacturers or equal	Y		Y							
41	Concrete footings at posts	Y		Y							
42	Emergency egress latch at 4' gate	Y		Y							
43	Locking mechanism at 6' gate	Y		Y							

BID EVALUATION FORM

PROJECT NAME : Devotion School
PROJECT NUMBER : 121526
PREPARED BY : Blane Petterson
DATE : October 25, 2016



SDC SPECIFICATION NAME:		FENCING		SDC SPECIFICATION # : 323100											
ITEM		SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Union Fence John Amica 617-485-9221 jn@unionfence.com	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Steelco Fence	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Sub C	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Sub D	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Sub E	PRICE	Y/N *	PRICE	Y/N *
44	Gate hardware	Y		Y											
45															
46															
47															
48															
49															
50															
51	Sub Default Insurance	Y	\$ 4,554	Y	\$ 4,942	Y	\$ -	Y	\$ -	Y	\$ -				
52															
TOTAL ADJUSTED BID:			\$384,075		\$416,814		ZERO		ZERO		ZERO			ZERO	
RECOMMENDED VALUE =												\$384,075			



PROJECT NUMBER : 121526

PREPARED BY : Blane Petterson

DATE: October 25, 2016

SDC SPECIFICATION NAME: LANDSCAPING

SDC SPECIFICATION #: 329000

		SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Emanouil Bradley, Tom (978) 649-7444 (978) 649-7455 (978) 569-5892 tbradley@emanot.com DATE:	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Franny's Landscap Justin Mccarthy 508-879-7227 DATE:	BrightView Lands Connolly, Mr. And (617) 254-1700 (617) 254-0234 (617) 438-5973 andrew.connolly@E-MAIL: DATE:	Landscaping By (SUB: Costello, Neil (508) 977-9100 x4TEL: (508) 977-2488 ncostello@greens.com DATE:	Xquisite Landsc Jessica Schoof 781-436-4224	
ITEM		Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE
	BASE BID		\$ 2,282,460		\$ 2,739,400		\$ 2,707,128		\$ 2,433,380
1	General:								
2	Local & State Sales Tax:	N/A		N		N		N	
3	Licensing	N/A		N		N		N	
4	Union	Y		Prevailing		Y		Y	
5	Insurance per Project & SDC Requirements	Y		Y					
6	Contract Documents:								
7	Site Visit								
8	Drawings Dated:	N		N		N		N	
9	Specifications Dated:	Y		Y		Y		Y	
10	Building Rules & Regulations	-		n/a		N/A		Y	
11	Addendum	#1-6		#1-5		#1-6		#1-6	
12	Other								
13	Schedule:								
14	Project Start: 06/01/2016	Y		Y		Y		Y	
15									
16	Project Requirements:								
17									
18	Landscaping Scope: provide all labor, materials, tools, equipment and other items to furnish and install the following scope:								
19	Division 1 General Requirements					Y		Y	
20	Specification section 061500 Site Wood Construction	Y	Y(some exclusions)	Y		Y		Y	
21	Specification section 321440 Unit Paving	Y		Y		Y		Y	
22	Specification section 321500 Stone dust surfacing	Y		Y		Y		Y	
23	Specification section 321816 Synthetic resilient surfacing	Y		Y		Y		Y	
24	Specification section 321817 Wood Fiber Mulch Surfacing	Y		Y		Y		Y	
25	Specification section 321823 Synthetic court surfacing	Y		Y (allow)		Y		Y	
26	Specification section 321835 Synthetic turf	N		N		Y		Y	
27	Specification section 324005 Rain Garden	Y	Y(some exclusions)	Y		Y		Y	
28	Specification section 328400 Irrigation System	Y	Y(some exclusions)	Y		Y		Y	
29	Specification section 329113 Planting soil	Y		Y		Y		Y	
30	Specification section 329119 Landscaping grading	Y		Y		Y		Y	
31	Specification section 329200 Seeded turf	Y		Y		Y		Y	
32	Specification section 329300 planting	Y		Y		Y		Y	
33	Specification section 323350 Site furnishings	Y	Y(some exclusions)	Y		Y		Y	
34									



BID EVALUATION FORM

PROJECT NAME : Devotion School

PROJECT NUMBER : 121526

PREPARED BY : Blane Petterson

DATE : October 25, 2016

SDC SPECIFICATION NAME : LANDSCAPING

SDC SPECIFICATION # : 329000

ITEM	DESCRIPTION	SUB: CON:	EMANOUIL CON: TEL: (978) 649-7444 FAX: (978) 649-7455 CEL: (978) 569-5892 E-MAIL: tbradley@emanoil.com	FRANNYS LANDSCAPING CON: JUSTIN MCCARTHY TEL: 508-879-7227	BRIGHTVIEW LANDSCAPING CON: CONNOLLY, MR. AND TEL: (617) 254-1700 FAX: (617) 254-0234 CEL: (617) 438-5973 E-MAIL: andrew.connolly@brightview.com	LANDSCAPING BY CON: COSTELLO, NEIL TEL: (508) 977-9100 FAX: (508) 977-2488 CEL: ncostello@greens.com	QXISITE LANDSCAPING CON: JESSICA SCHOAF TEL: 781-436-4224
PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *
35	Unit Paving						
36	3" Precast Concrete Unit Pavers - sand setting bed over concrete base	Y	Y		Y		
37	Cast Iron Detectable Warning Paver with setting bed	Y	Y		Y		Y
38	Expansion joints where indicated	Y	SDC \$ 3,000	Y	Y	SDC \$ 4,000	SDC \$ 3,000
39	Raised crosswalk - painting	Y	SDC \$ 4,000	Y	Y	\$ 4,000	Y
40	Brick Pavers to Match City Standards - No scope	N/A	N/A		N/A		N/A
41	Bluestone pavers	Y	Y	Y	Y	SDC \$ 7,500	SDC \$ 7,500
42	Furnish and Install Metal Edging at pavers	Y	Y	Y	Y		Y
43	Concrete base - see site concrete	N	N		N		N
44	Spec calls for bituminous setting bed	N	N		N		N
45							
46	Compacted Stone Dust Surfacing						
47	Located at school garden	Y	Y		Y		Y
48	4' compacted stone dust over geotextile fabric	Y	Y		Y		Y
49	Furnish and Install Metal Edging at pavers	Y	Y		Y		Y
50							
51	Precast Concrete Curb						
52	Precast concrete landscape curb per 11 L4.0	Y	Brightview \$ 66,170	Y	Y		Y
53	Precast concrete flush curb per 10 L4.0 - see sitework	N	N	N	N		N
54	Edge of tree trunk areas, interior circle of drive, edge of fields bldg. entrance, etc.	no drive	\$ 15,000	Y	Y	Y	Y
55	Edge of play areas	Y	Y	Y	Y	Y	Y
56	Set in concrete base per detail	Y	Y	Y	Y	Y	Y
57							
58	Synthetic Resilient surfacing						
59	Poured in place playground surface per 10 L4.0	Y	Y	Y	Y	Y	Y
60	Two layer surface per Summary 1.2 A in spec	Y	Y	Y	Y	Y	Y
61	Cushion course and wearing course safety specs per 2.1A in specs	Y	Y	Y	Y	Y	Y
62	Urethane/Cushion course/wearing course specs per 2.1 B in specs	Y	Y	Y	Y	Y	Y
63							
64	Synthetic Court surfacing						
65	Basketball court surfacing	Y	Y	Y	Y	Y	Y
66	Painted game lines on fire lane	Y	Y	Y	Y	Y	Y
67	Layers for basketball court per 2.2A in spec	Y	Y	Y	Y	Y	Y
68	Layers for game lines per 2.3A in spec	Y	Y	Y	Y	Y	Y
69							
70	Synthetic Turf						
71	Stone/gravel sub base and field drainage - see site work	N	N	N	N		N



PROJECT NUMBER : 121526

PREPARED BY: Blane Petterson

DATE : October 25, 2016

SDC SPECIFICATION #: 329000

	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Emanouil Bradley, Tom (978) 649-7444 (978) 649-7455 (978) 569-5892 tbradley@emanot.com DATE:	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Frammys Landscap Justin McCarthy 508-879-7227 DATE:	BrightView Lands Connolly, Mr. And (617) 254-1700 (617) 254-0234 (617) 438-5973 andrew.connolly@gmail.com DATE:	Landscaping By (SUB: Costello, Neil (508) 977-9100 x4 (508) 977-2488 ncostello@greens.com DATE:	Xquisite Landscap Jessica Schoof 781-436-4224
ITEM	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	PRICE
72 F & I sand sub base over stone/gravel sub base	Shaw	\$ 274,000	Shaw	\$ 274,000	Y		
73 Samples/certifications/lab results per specs	Y		Y		Y		
74 Warranties per specs	Y		Y		Y		
75 Shock pad installed over sand base	Y		Y		Y		
76 F & I one of three systems per 2.4, 2.5 and 2.6 in specs	Y		Y		Y		
77 Ground coconut shells as turf filler vs rubber pellets	Y		Y		Y		
78							
79 Rain Garden							
80 Wood frames boardwalk - see rough carpentry	N		N		N		
81 Underdrain piping system	SDC \$ 10,000		SDC \$ 10,000	add	\$ 7,876	\$ 10,000	\$ 10,000
82 Geomembrane liner	N		N		Y		
83 Crushed stone liner	Y		Y		Y		
84 COIR log and stakes	Y		Y		Y		
85 River stone base and aluminum edging	Y		Y		Y		\$ 5,000
86 Loam outside of stone area	Y		Y		Y		
87 Boulder placement per drawings	Y		Y		Y		
88 Wetland plantings	Y		Y		Y		
89 Material and thicknesses per specs	Y		Y		Y		
90							
91 Planting soils							
92 Soil tests and samples per specs	Y		Y		Y		
93 Amended topsoil's per specs	Y		Y		Y		
94 Digging soils	Y		SDC \$ 5,000		Y		
95 Ingredients and mixes per specs	Y		Y		Y		
96							
97 Landscape grading			Y				
98 Rough grade will be done by site work contractor	N		N		N		
99 Fine grade all landscape areas to prepare for installation of finish surfaces and plantings	Y		Y		Y		
100 All lawn area to receive 12" depth of topsoil	Y		Y		Y		
101 Import all topsoil from offsite	Y		Y		Y		
102							
103 Seeded turf							
104 Seeding and fertilizer for all grass areas	Y		Y		Y		
105 Maintenance of seeded areas for one growing season	Y		Y		add \$ 35,000		
106 Mowing includes minimum of 6times	Y		Y		Y		
107			Y				
108 Plantings							

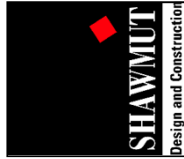
BID EVALUATION FORM

PROJECT NAME : Devotion School

PROJECT NUMBER : 121526

PREPARED BY : Blane Petterson

DATE : October 25, 2016



SDC SPECIFICATION NAME: LANDSCAPING

SDC SPECIFICATION # : 329000

ITEM	SUB: CON: TEL: FAX: E-MAIL: DATE:	Price	Y/N *	SUB: CON: TEL: FAX: E-MAIL: DATE:	Price	Y/N *	SUB: CON: TEL: FAX: E-MAIL: DATE:	Price	Y/N *	SUB: CON: TEL: FAX: E-MAIL: DATE:	Price	Y/N *	PRICE	PRICE
109	Plantings per plant list on L1.3		Y			Y			Y			Y		
110	Plantings - Shade Trees		Y			Y			Y			Y		
111	Plantings - Deciduous Trees		Y			Y			Y			Y		
112	Plantings - Deciduous Shrubs		Y			Y			Y			Y		
113	Plantings - Groundcovers		Y			Y			Y			Y		
114	Bark mulch		Y			Y			Y			Y		
115	Wood fiber mulch surfacing		Y			Y			Y			Y		
116	Evergreen Shrubs		Y			Y			Y			Y		
117	Vines		Y			Y			Y			Y		
118	Perennials		Y			Y			Y			Y		
119	Ornamental Grasses		Y			Y			Y			Y		
120	Green Roof at Outdoor Classroom		N			N			N			N		
121	One year guarantee all plantings		Y			Y			Y			Y		
122	Plant material standards per spec		Y			Y			Y			Y		
123	Steel edging where required		Y			Y			Y			Y		
124														
125	Irrigation (no spec)													
126	Irrigation lawn area		Y			Y			Y			Y		
127	Irrigation planting areas		Y			Y			Y			Y		
128	Irrigation turf fields		Y			Y			Y			Y		
129	Tie into plumbing and water lines for service		Y			SDC			Y			Y		
130	Irrigation system details per L4.11	controls \$	5,000			Y			Y			Y		
131														
132	Site Furnishings													
133	Furnish and install 8' Long Bench w/ Back, No Arms (no spec)		Y			Y			Y			Y		
134	Furnish and install 8' Long Bench Backless, No Arms (no spec)		Y			Y			Y			Y		
135	Trash receptacles (no spec)		Y			Y			Y			Y		
136	Recycling receptacles (no spec)		Y			Y			Y			Y		
137	Bike racks (alternate A or B per spec)		Y			Y			Y			Y		
138	Bollards - furnish only		Y			Y			Y			Y		
139	Metal Trellis per L4.9 - stainless steel		Y			Y			Y			Y		
140	Composting bin (per written spec)		Y			Y			Y			Y		
141	Rain Barrel and first flush diverter (detail C5.1) (per spec)	550 gallon	Y			SDC			Y			Y		
142	Drinking fountain and water feed to fountains - see plumbing		N			N			N			N		
143	Light pole bases - precast type see electrical		N			N			N			N		
144	Tree trunks		Y			Y			Y			Y		
145	Sloped tree stumps		N			Y			Y			Y		

Franny's Landscaping
Justin McCarthy
508-879-7227
TEL: (978) 649-7444
FAX: (978) 649-7455
E-MAIL: tbradley@emanouil.com
DATE:

BrightView Landscaping
Connolly, Mr. And
(617) 254-1700
TEL: (617) 254-0234
FAX: (617) 438-5973
E-MAIL: andrew.connolly@E-MAIL:
DATE:

Landscaping By
Costello, Neil
(508) 977-9100
TEL: (508) 977-2488
FAX: (508) 977-2488
E-MAIL: ncostello@greensE-MAIL:
DATE:

Xquisite Landscaping
Jessica Schoaf
781-436-4224
TEL: (508) 977-9100
FAX: (508) 977-2488
E-MAIL: ncostello@greensE-MAIL:
DATE:

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DATE:



PROJECT NUMBER : 121526

PREPARED BY : Blane Petterson

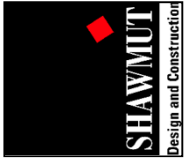
DATE : October 25, 2016

SDC SPECIFICATION #: 329000

	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Emanouil Bradley, Tom (978) 649-7444 (978) 649-7455 (978) 569-5892 tbradley@emanoil.com DATE:	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Frammys Landscap Justin Mccarthy 508-879-7227 allow PRICE \$	Y/N *	BrightView Lands Connolly, Mr. And (617) 254-1700 (617) 254-0234 (617) 438-5973 andrew.connolly@brightview.com DATE:	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Lanscaping By (SUB: Costello, Neil (508) 977-9100 x4 (508) 977-2488 ncostello@greenslandscaping.com DATE:	Xquisite Landscap Jessica Schoaf 781-436-4224	
ITEM	YIN *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE
146	Vertical tree trunks	22 ea.	Y	Y	Y	Y	Y	Y	Y	
147	Security bollards - stainless steel self standing outside entrances(per spec)	6 ea.	Brightview	\$ 42,059	Brightview	\$ 42,059	Y	Brightview	\$ 42,059	
148	F & I prefabricated lighted/unlighted stainless handrails2.15 spec 323350, site stairs at bfields		Y	\$ 60,000	Emman.	\$ 60,000	Emman.	\$ 60,000	Emman.	\$ 60,000
149	Debarb logs and stumps per details on L4.9		Y	imported	Y	allow	Y		N	\$ 20,000
150										
151	Miscellaneous site items									
152	Garden Shed (no spec)	1 ea.	Y		Y		SDC	\$ 10,000	Y	
153	Soccer Goals (spec 116833)	2 ea.	Y		Y		Y		Y	
154	Basketball goals (spec 116833)	2 ea.	Y	Y ea.	Y		Y		Y	
155	Furnish and install 15' Players Bench (no spec)	2 ea.	Y		Y		Y		Y	
156	Furnish and install Wood type 6A stand alone planter	15 ea.	Y	Y	Y		add	\$ 52,584	Y	
157	Furnish and install Wood type 6B stand alone planter	1 ea.	Y		Y		Y	above	Y	
158	Furnish and install Wood type 6C stand alone planter	1 ea.	Y	Y	Y		Y	above	Y	
159	Furnish and install 6"x4"x2'-6" HT Cedar Wood Work Table	1 ea.	Y		Y		add	\$ 10,416	Y	
160	Soccer backboard - (spec 061500)	1 ea.	N		N		N		N	
161										
162										
163	Water Play (spec 116823)									
164	Concrete sub base - see site concrete		N		N		N		N	
165	Water supply to area by landscaping		Y		SDC	\$ 10,000	SDC	\$ 10,000	Y	\$ incl 38,655
166	Directional spray		Y	Y	Y		Y		Y	\$ above
167	Hydraulic activator		Y		Y		Y		Y	\$ above
168	Finish surface at play area		Y		Y		Y		Y	\$ above
169	MEP connections at building		SDC	\$ 10,000	SDC	\$ 10,000	SDC	\$ 10,000	SDC	\$ 10,000
170										
171										
172	Playground Equipment(spec 116813)									
173	Play areas 1 thru 4 per drawings L2.2 thru L2.5		Y		Y		Y		Y	
174	Equipment listed on drawings fro each are		Y	Y	Y		Y		Y	
175	F & I concrete footings for play equipment		Y		Y		Y		Y	
176	Basis of design Per Landscape structures		Y		Y		Y		Y	
177	Alternate manufacturers Pipeline Play equipment or Kompan		N		N		Y		N	
178	Warranties		Y		Y		Y		Y	
179	Shop drawings		Y		Y		Y		Y	
180	Water play is shown on playground drawings		see above		see above		see above		see above	
181										
182	Coordination of grades between site and landscape		Y		Y		Y		Y	

BID EVALUATION FORM

PROJECT NAME : Devotion School
PROJECT NUMBER : 121526
PREPARED BY : Blane Petterson
DATE : October 25, 2016



SDC SPECIFICATION NAME: LANDSCAPING												SDC SPECIFICATION # :329000																																			
ITEM	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	EMANOUIL BRADLEY, TOM (978) 649-7444 (978) 649-7455 (978) 569-5892 tbradley@emanouil.com	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	PRICE Y/N *	Y	allow	incl 13,000	PRICE Y/N *	Y	allow	PRICE Y/N *	FRANNYS LANDSCAPING JUSTIN MCCARTHY 508-879-7227	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	PRICE Y/N *	Y	add	PRICE Y/N *	Y	allow	PRICE Y/N *	BRIGHTVIEW LANDS CONNOLLY, MR. AND (617) 254-1700 (617) 254-0234 (617) 438-5973 andrew.connolly@brightview.com	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	PRICE Y/N *	Y	allow	PRICE Y/N *	Y	allow	PRICE Y/N *	LANDSCAPING BY COSTELLO, NEIL (508) 977-9100 xJ (508) 977-2488 ncostello@greenscape.com	QXISITE LANDSCAPING JESSICA SCHOAF 781-436-4224																
183	Coordination of electrical and plumbing for site improvements and site specialties																																														
184	Additional Scope from Addendum 4R on landscaping																																														
185																																															
186																																															
187																																															
188	Sub Default Insurance																																														
189																																															
TOTAL ADJUSTED BID:												\$2,746,081								\$3,294,191								\$2,921,122								\$2,744,286								\$2,737,495			

RECOMMENDED VALUE = \$2,737,495

(End Exhibit H)

Exhibit I - Project Requirements



BID EVALUATION FORM

PROJECT NAME : Devotion School
PROJECT NUMBER : 121526
PREPARED BY : Blane Petterson
DATE : October 25, 2016

SDC SPECIFICATION NAME: PROJECT REQUIREMENTS

SDC SPECIFICATION # :013000

ITEM	SDC	SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	PRICE	Y/N *	Sub B SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	PRICE	Y/N *	Sub C SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	PRICE	Y/N *	Sub D SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	PRICE	Y/N *	Sub E SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	PRICE	Y/N *
	BASE BID		\$	0												
1	General:															
2	Local & State Sales Tax :	0														
3	Licensing	County License for all Subs > \$250K														
4	Labor Type	Union														
5	Insurance per Project & SDC Requirements															
6	Contract Documents:															
7	Site Visit															
8	Drawings Dated:	August 24, 2016														
9	Specifications Dated:	August 24, 2016														
10	Building Rules & Regulations	N/A														
11	Addendum	#1-6														
12	Other															
13	Schedule:															
14	Project Start: 06/01/2016	Project Completion: 07/31/2018														
15	Premium Time															
16	Complete All Work Off Hours															
17	Project Requirements:															
18	Temp. Construction		\$	8,000												
19	Site Safety		\$	-												
20	Temp. Hoisting		\$	-												
21	Scaffolding & Staging		\$	-												
22	Temp. Parking Areas		\$	-												
23	Temporary Barriers and Enclosures		\$	52,200												
24	Temp. Fencing		\$	-												
25	Progress Cleaning - Bos/RI		\$	118,500												
26	Progress Cleaning - NYC		\$	-												
27	Progress Cleaning - National (Non SDC)		\$	-												
28	Delivery & Trucking - Boston/RI		\$	-												
29	Waste Management & Disposal		\$	170,000												
30	Final Cleaning		\$	-												
31																
32	Project Requirements		\$	310,500												
33	Cleaning to Central Location(substructure)		\$	293,250												
34	Cleaning to Central Location(structure)		\$	293,250												
35	Cleaning to Central Location(interiors)		\$	224,250												
36	Cleaning to Central Location (sitework)															
37																
38																
39																
40																
41	Geotechnical Monitoring		\$	46,350												
42																
43	Temporary stairs rental		\$	50,000												



PROJECT NAME : Devotion School
PROJECT NUMBER : 121526
PREPARED BY : Blane Petterson
DATE : October 25, 2016

SDC SPECIFICATION NAME: PROJECT REQUIREMENTS

SDC SPECIFICATION # :013000

ITEM#		SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	SDC	Sub B		Sub C		Sub D		SUB: CON: TEL: FAX: CEL: E-MAIL: DATE:	Sub E
				Y/N *	PRICE	Y/N *	PRICE	Y/N *	PRICE		
44											
45											
46	Crane rental for multi trade access after steel is erected		\$ 45,000								
47											
48	Temp Weather Protection (L and M)		\$ 140,000								
49											
50	Site Safety labor and material(Railings, toeboards, shaft openings, roof, etc.)		\$ 425,000								
51											
52	Final Cleaning		\$ 270,000								
53											
54	Fire Extinguishers		\$ 9,000								
55	Lull and lift rental and hoisting		\$ 100,000								
56											
57	Division 7 & 8 Openings Commissioning coordination and support		\$ 36,000								
58											
59	Pedestrian Protection / Traffic Control		\$ 50,000								
60											
61											
62											
63											
64											
65	Sub Default Insurance	N	\$ -	Y \$	-	Y \$	-	Y \$	-	Y \$	-
66											
TOTAL ADJUSTED BID:			\$2,641,300	ZERO		ZERO		ZERO			ZERO

RECOMMENDED VALUE =	\$2,641,300
---------------------	-------------

(End Exhibit I)



TOWN OF BROOKLINE
Massachusetts

OFFICE OF TOWN COUNSEL

Joslin Ham Murphy, Town Counsel
Patricia Correa, First Assistant Town Counsel
John J. Buchheit, Associate Town Counsel
Jonathan Simpson, Associate Town Counsel

333 Washington Street
Brookline, MA 02445
617-730-2190

Fax: 617-264-6463

MEMORANDUM

October 27, 2016

TO: Board of Selectmen

RE: Request for Approval of Brookline Music School Lease

FR: John Buchheit, Associate Town Counsel

CC: Joslin Murphy, Town Counsel

On behalf of the School Department, I am requesting the Board of Selectmen to approve and execute a 20-year lease with the Brookline Music School ("BMS") for the property located at 19-25 Kennard Road. The lease has been approved and executed by the School Committee.

In 2009, the Town sought and obtained Special Legislation to enter into a second 20-year lease with the Music School. The first expired in 2014. The lease, if approved, would be effective from 2014 through 2034. Former Town Counsel, with input from the School Department and the Director of Public Buildings, drafted and had agreed upon the terms of the lease. The process, however, was stopped to allow the School Department to further assess its space needs. At this point, the School Department had decided to move forward with the lease.

The benefits provided by this lease are maintenance and capital improvements of a historic Town building and services to the Town. The lease provides for approximately \$5,000 in maintenance and \$5,000 for capital improvements (2016 dollars), the details of which are set forth in Exhibit C to the lease. The lease also provides an average of \$45,000 per year in public benefits to the Town, the details of which are set forth in Exhibit E. Finally, the lease at Paragraph 4 recognizes the School's use of space at the BMS and sets forth the understanding that this arrangement will continue.

Thank for considering this request and please feel free to call me with any questions you may have.

THIRD EXTENSION TO LEASE

19-25 Kennard Road
Brookline, MA 02445

This THIRD EXTENSION TO LEASE (this "Extension") is entered into as of October 6, 2016 by and among the Town of Brookline, a municipal corporation with offices located at 333 Washington Street, Brookline, Massachusetts 02445, acting by and through its Board of Selectmen and School Committee (hereinafter collectively referred to as the "Lessor") and The Brookline Music School, Inc., a non-profit Massachusetts corporation duly organized by law and having its usual place of business at 25 Kennard Road, Brookline, Massachusetts 02445 ("Lessee").

RECITALS

WHEREAS reference is made to that certain Lease dated May 10, 1994 (the "Lease") between Lessor and Lessee for those portions of the land and the structures thereon and the improvements thereto located in Brookline, Massachusetts, commonly known and numbered as "19-25 Kennard Road", a copy of said Lease is attached hereto and incorporated herein by reference as Exhibit A;

WHEREAS, the term of Lease expired on May 10, 2014;

WHEREAS, on September 16, 2009, the Legislature approved An Act Authorizing the Town of Brookline to Lease Certain Town-Owned Property. A copy of the Act, Chapter 91 of the Acts of 2009 (the "Act") is attached hereto and incorporated herein by reference as Exhibit B;

WHEREAS, the Act authorizes the Board of Selectmen and School Committee to lease 19-25 Kennard Road for an additional twenty years subject to subsections (a), (b) and (g) of Section 16 of Chapter 30B of the General Laws;

WHEREAS, on or about February 7, 2013, Lessor released the Brookline Music School Building Study (the "Study"), a copy of which is attached hereto and incorporated herein by reference as a portion of Exhibit C, which sets forth the Lessor's priorities for building maintenance and capital improvements;

WHEREAS, on or about July 15, 2013 the Lessee submitted a proposal (the "Proposal") to the Lessor to extend the Lease for a 20-year term, a copy of the Proposal as amended and updated on or about September 18, 2013 is attached hereto and is incorporated herein by reference as Exhibit D;

WHEREAS, the Lessor and Lessee have agreed to extend the terms of the Lease upon the terms and provisions more particularly set forth herein.

AGREEMENT

NOW THEREFORE, in consideration of the foregoing, and for other good and valuable consideration, the receipt and sufficiency of which are hereby mutually acknowledged, the Parties agree as follows:

1. **Recitals.** Each of the foregoing recitals and representations form a material part of this Extension and are incorporated herein by this reference,
2. **Term.** The term of the Lease shall be extended for a period of twenty (20) years, commencing on May 11, 2014 and terminating on May 10, 2034 ("Extended Term") subject to all of the terms, covenants and conditions contained in the Lease and as may be modified herein.
3. **Monthly Rental and/or Other Benefits and Capital Improvements.** Notwithstanding anything to the contrary contained in the Lease, effective May 11, 2014 and throughout the Extended Term, in lieu of a monthly rental fee the Lessee shall provide an average of \$45,000.00 and no less than \$35,000.00 annually in public benefits to the Town as outlined in Exhibit E ("the Public Benefits") a copy of which is attached hereto and incorporated herein by reference.

In addition to the Public Benefits, the Lessee shall perform capital improvements to the Property in accordance with the terms in Appendix C of the Proposal, a copy of which is attached hereto and incorporated herein by reference as Exhibit D. The Lessee also agrees to complete the maintenance and capital items set forth in Exhibit C within the term and length of the Extension. The years referenced in Exhibit C are advisory for planning purposes.

With respect to all capital improvements, they shall be completed in a good and workmanlike manner in consultation with the Town of Brookline's Director of Public Buildings and in compliance with all applicable codes, ordinances and laws and recorded and documented in accordance with the requirements of Exhibit F. Failure to complete the capital improvements shall be deemed a material breach of the Extension.

4. **School Use.** The parties recognize that the Public Schools of Brookline have limited classroom space and are facing significant enrollment pressures. The parties further recognize the current arrangement whereby the Public Schools of Brookline use classroom space at the Music School at times during the regular PSB school day when Music School classroom and performance spaces are typically not in use. The parties agree that this partnership will continue during the term of the Extension so that the Public Schools of Brookline can continue to schedule and use vacant classroom space at the Music School. The Music School is prohibited from billing the Town for use of Kennard House. In addition, the Music School is prohibited from sub-leasing any part of the property without the written consent of the School Committee.
5. **Full Force and Effect.** Except as expressly amended by this Extension, the Lease is unmodified and remains in full force and effect.

6. **Facsimile and Counterpart Signatures.** This Extension may be executed and delivered by facsimile or e-mail of an electronic scanned copy, and in any number of counterparts, and it shall be sufficient that the signature of each party appear on one or more such counterparts.

IN WITNESS WHEREOF, the parties hereto have caused this Extension to be duly executed as of the date first above written.

LANDLORD/LESSOR:

BOARD OF SELECTMEN:

SCHOOL COMMITTEE

TENANT/ LESSEE:

THE BROOKLINE MUSIC SCHOOL, INC.

By: _____

Name:

Title:

Duly Authorized by Corporate Vote dated
_____ and attached
hereto as Exhibit G.



Town of Brookline

Massachusetts

Department of Planning and
Community Development

Town Hall, 3rd Floor
333 Washington Street
Brookline, MA 02445-6899
(617) 730-2130 Fax (617) 730-2442
asteinfeld@brooklinema.gov

Alison C. Steinfeld
Director

TO: Board of Selectmen
FROM: Alison C. Steinfeld, Planning Director
SUBJ: Authorization to Hire a Community Development Administrator
DATE: October 27, 2016

Please be advised that Gail Lewis is retiring after 37 years of service to the Town of Brookline as its Community Development Administrator.

I therefore respectfully request authorization to hire a Community Development Administrator.

I am attaching an Authorization to Hire form together with a job description.

Thank you.



Town of Brookline

Massachusetts

Authorization To Hire Request Form

1. Position **TITLE:** Community Development Administrator Grade: T-8
2. Department: Planning Division: Community Planning
3. Position Control #: 172000006 Prior Incumbent: Gail Lewis

a. Reason for Leaving: retirement

4. Budgetary Information:

Department Code: YA 000 Budget Code: 18016017 510101 % 100

☒ Grant Funded-Name of Grant: CDBG ☐ Revolving Fund ☐ Enterprise Fund

6. Employment Type:

☒ Full-Time: # of hours/week: 37.5 ☐ Part-Time: # of hours/week: _____

☒ Permanent ☐ Temporary: expected end date (required) _____/_____/_____

7. Method of Fill:

☐ Promotion – To be Posted Internally from: _____/_____/_____ to _____/_____/_____

☒ New Hire ☐ Transfer – Please explain: _____

8. List the top three essential functions of this position:

1. Administers the Town's federal CDBG Program, including oversight of sub-recipients
2. Prepares and submits reports and plans related to use of CDBG funds as mandated by HUD
3. Coordinates fiscal aspects of program, including requisitions/billing, payroll and reconciliation

9. I have considered the following alternatives to filling this position:

The Town does not have the capacity to manage in excess of \$1.6 million in federal funds without a trained professional capable of insuring compliance with federal objectives and regulations.

10. The alternatives are less desirable than new hire action for the following reasons:-continued on reverse side-

If the Town fails to administer the CDBG Program in compliance with federal regulations, the Town runs the very real risk of losing CDBG funding.

Authorization To Hire Request Form


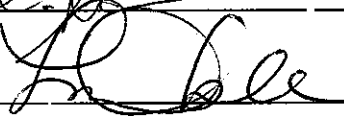
11. Suggested sources for specialized recruitment advertising: (other than local papers)

Human Resources will work closely with the department to post the position widely with the ProDiversity Network,

ZipRecruiter, Indeed, which all have multiple targeted affinity group job boards, as well as related professional groups.

12. Please attach the current position description.

13. Signatures:

Department Head Signature: 	Date: <u>10/27/16</u>
Human Resources Director: 	Date: <u>10/27/16</u>
Town Administrator: _____	Date: _____

14. Approvals:

Date on BOS Agenda: _____	Date Approved: _____
---------------------------	----------------------

15. Notes:

COMMUNITY DEVELOPMENT ADMINISTRATOR

GRADE T-08

Position Purpose:

The purpose of this position is to perform complex professional, administrative, and supervisory work in managing all public service programs and projects funded under the Community Development Block Grant as well as other federal, state and local programs; all other work as required.

Supervision:

Supervision Scope: Performs varied and responsible duties requiring a thorough working knowledge of departmental operations. Exercises judgment and initiative to carry out assignments independently, analyze situations and conditions, and determine appropriate course of action from among many alternatives.

Supervision Received: Work is performed under the administrative direction of the Director of Planning and Community Development. Resolves procedural problems independently, requesting assistance with unusual situations which do not have clear precedents.

Supervision Given: Supervises one part-time employee by directing, coordinating, and reviewing work.

Job Environment:

Administrative work is performed under typical office conditions; the noise level is moderate. Makes occasional site visits with possible exposure to the hazards associated with construction sites. Attends frequent evening meetings.

Operates an automobile, computer, printer, facsimile machine, copier, calculator, typewriter, and other standard office equipment.

Makes frequent contacts with other town departments/boards/committees, local municipalities, and a wide variety of local/state/federal governmental agencies. Contacts are in person, in writing, and by telephone and require persuasiveness, resourcefulness, and discretion to influence the behavior of others.

Has access to department-related confidential information.

Errors in judgment or omissions could result in loss of department services, and have serious financial and legal ramifications.

Essential Functions:

(The essential functions or duties listed below are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to the position.)

Town of Brookline, MA
Community Development Administrator

Prepares, produces, and presents key Housing & Urban Development (HUD) reports including Five Year Consolidated Plan, One Year Action Plan, and the Consolidated Annual Performance Report.

Maintains the Integrated Disbursement Information System including data administration and subsidiary fiscal management.

Oversees entitlement sub-recipients to ensure their compliance with regulations. Provides on-going technical assistance.

Ensures the compliance of all Community Development Block Grant (CDBG)-funded Davis-Bacon projects. Monitors projects to assure performance of labor standards administration and enforcement activities necessitated by HUD regulations.

Develops and maintains Environmental Review Record which documents environmental review of CDBG-funded activities.

Maintains on-going interaction with Historic Preservation Division under programmatic agreement with the Massachusetts Historical Commission.

Serves as staff member to the CPR CD Committee; assists in the development of recommendations on yearly grant. Coordinates all meetings and prepares all necessary documents.

Assists in the administration and coordination of monthly meetings of the Homelessness Consortium. Assists in the preparation of McKinney grant.

Reviews and analyzes budgets of entitlement sub-recipients for compliance, timeliness, and expenditure of funds.

Performs similar or related work as required, directed or as situation dictates.

Recommended Minimum Qualifications:

Education, Training and Experience:

Bachelor's degree in planning, public administration, or related field and two years of experience in community development-related program administration and evaluation, grant writing, and/or management; Master's degree desirable; or any equivalent combination of education and experience.

Special Requirements:

A valid motor vehicle operator's license

*Town of Brookline, MA
Community Development Administrator*

Knowledge, Ability and Skill:

Knowledge: Thorough working knowledge of federal and state community development grants and regulations.

Ability: Ability to successfully facilitate various departmental and interdepartmental teams of professional and technical staff. Ability to establish cooperative working relationships with a variety of governmental agencies. Ability to analyze complex issues and to develop relevant and realistic plans, programs and recommendations. Ability to conduct independent research and to analyze and interpret results.

Skill: Demonstrated grant writing and administration skills. Excellent verbal and written communication skills. Skill in all of the above listed tools and equipment. Superior organizational skills.

Physical Requirements:

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions. Regularly required to walk, stand, sit, talk, and hear; operate objects, tools, or controls; pick up paper, files, and other common office objects. Lifts/moves objects weighing up to 10 pounds. Communicates verbally and in writing. Vision and hearing at or correctable to normal ranges. Ability to operate a keyboard at an efficient speed.

(This job description does not constitute an employment agreement between the employer and employee. It is used as a guide for personnel actions and is subject to change by the employer as the needs of the employer and requirements of the job change.)

September 28, 2016

Brookline Board of Selectmen
Brookline Town Hall
333 Washington St.
Brookline, MA 02445

RE: Request for Brookline Commission for the Disabled name change

Dear Selectmen:

At its September meeting (see attached minutes), the members of the Brookline Commission for the Disabled (BCD) voted to change the name of the Commission to the Brookline Commission on Disability because the 'for the disabled' phrase is outdated and doesn't meet current standards. The 'the disabled' part is labeling that emphasizes inability and suggests disability as the main aspect of identity. The 'for' part suggests dependency and inability to manage own affairs. The current standard is to use the phrase 'people with disabilities' instead of 'the disabled'. Please see the accompanying flyer from the Massachusetts Office on Disability which addresses this matter.

Commission on Disability is the wording the Massachusetts Office on Disability uses to refer to these commissions in general. It is the name chosen by most commissions. Most BCD commissioners thought this name was more descriptive and so chose it. Therefore, we ask you to approve this name change.

Thank you for your attention,

Saralynn Allaire
Chair, Brookline Commission for the Disabled

**Minutes of the Brookline Commission for the Disabled (BCD) Meeting
September 22, 2016
Brookline Health Building, Library**

Present: Chair, Saralynn Allaire, Joan Mahon, Elaine Ober (notetaker), Jim Miczek, Henry Winkelman, Anne Kamensky. Ex officio: Chris Chanyasulkit, Asst. Director, Office of Diversity, Inclusion, & Community Relations, Brookline

Public visitor: Rita McNally

The meeting commenced at 6:10 PM.

The minutes of the July 28, 2016 meeting were approved.

1) Discussion of name change for Commission, the two possibilities being

- a. Brookline Commission on Disability
- b. Brookline Disability Commission

The discussion brought up the need to use “people first” language; the logic of keeping “Brookline” in the name, to distinguish from commissions in other towns that might use the same name; and that the town doesn’t have a preferred format for these names.

“Brookline Commission on Disability” was thought “more descriptive,” and to be nicely parallel with the “Massachusetts *Office* on Disability.” “Brookline Disability Commission” was thought shorter and to have better initials. Chris assured us we shouldn’t worry about the initials. Jim suggested that we table it til the next meeting; Chair recommended proceeding with a vote as we shouldn’t really table it for a second time. A vote was taken:

Brookline Commission on Disability: 4 Brookline Disability Commission: 1

Chair explained that there is a specific process for making the name change official. This involves a letter to the Board of Selectmen which she will write and send.

2) Variances at 85-87 Harvard Street (Benefitness). The minutes of the September 8, 2016 special meeting were approved. Update/further information about the site:

- Henry spoke with the former tenant (Red, of Phillips TV) about the step at the front door. Red explained that when the town redid the sidewalk they added the front step. Red complained to the town about it, as it creates an access barrier, and was told that it was necessary because there was too much grade. Since he knew he’d be leaving soon, he didn’t press it.
- Both Henry and Jim were able to locate photos from Google Earth that clearly show the front, corner entrance without the step.
- Jim noted that the proposed accessible entrance for the new business is actually, now, a front entrance to another business. Thinks they changed the interior ground floor – adding stairs – in order to make the basement level usable.
- Chair noted that the work may have been done without a permit.
- Chair reported that the AAB met on September 12, 2016 and moved the variance request to a hearing, which is set for January 9, 2017.

No new variance applications have been received.

3) Access Complaints & Issues:

a. Access to Discounted Taxi Vouchers: The Brookline Senior Center determines eligibility for taxi vouchers for the elderly. It seems that somewhere it says that people with disabilities are also eligible (if they meet the income requirements), and someone contacted Lloyd Gellineau about it. His office is working on it. The grant that funds the voucher program allows only for seniors but the office hopes that by sending a letter of explanation to the grantor, people with disabilities can be added. What the Commission has is an opportunity to extend this program to people with disabilities, and we agree we should do it.

However, what do we do about verifying disability? Senior Center staff suggested that allowable paperwork could come from many sources – only 1 form would be needed per person – and these include:

- Mass Commission on the Blind
- proof from SSDI
- The Ride documentation
- proof of Handicapped plate/placard
- letter from Registry stating that the person cannot drive for health reasons
- Mass Rehabilitation Commission

Discussion of including Department of Mental Health and Commission on Developmental Disability. Joan reminded us that, generally, Deaf people do not need this service. Joan also mentioned that once this is approved, it needs to be publicized.

Also need to verify the same income eligibility requirements as the elders.

b. Update on the HP parking space survey: BU students surveyed part of Beacon Street on September 20th. These are students in an OT class; this is their class project. Will ultimately complete all of Beacon Street, both sides, with photos, and will check the width of the spaces, too.

Earlier this year a space on the inbound block of lower Beacon Street (near St. Mary's) was found with a passenger side totally blocked by a tree, tree well and street furniture. This space has been moved to be the first space on St. Mary's Street.

There's currently no town database of the HP spaces. Discussion of how to ask the GIS Office to add a layer to their map that would show the HP spaces. Jim suggested that they might be bundled into an existing layer of all parking spaces. Since the BU students' form includes location information, the GIS office could work with it to pull out the HP spaces into their own layer. Henry asked if there is any money in the GIS budget for this.

Noted that the BU professor whose OT class is doing this survey would like her students to do a project for us every year. Discussed maybe a survey of Harvard Street would a good next project. And we need to think of others.

c. Update on Babcock Street redesign: Jim reported that most of the parking remains; there are 2 HP spaces within a 6-door span. There will be a bike lane with something to separate it from the cars. Jim will follow up with the other resident on the street who needs access to an HP space. It was noted that for every 100 parking spaces, 5 HP spaces are required. Joan noted that this ought to be seen as a minimum because the population in Brookline has a higher proportional need for HP spaces.

d. Bank of America, Coolidge Corner: This is Rob's issue; will wait for him to report back.

e. 1299 Beacon Street, 40B development: Saralynn reported that she wrote a personal letter voicing concerns about this proposal. Current design calls for elevator parking – people would drive in and their cars would be taken to 1 of 2 levels; not clear if the spaces will allow for the dimensions of vans, so therefore not accessible. She reminded us that we need to keep accessibility issues in mind – and bring them up – at any meetings we attend on town topics.

f. Devotion School construction: concern about access on the side street during construction; Jim reported a wooden ramp on Harvard Street covering a water line which is too high for wheelchairs to traverse safely.

- Joan brought up the more general issue of tree roots. Jim explained that you need to report them to the town, get them on the fix list, and the town will remove the roots and repave the affected sidewalk.

4) DICR Update (Chris Chanyasulkit):

- attended the disability summit on employment – Brookline well represented – distributed some of the information from the summit
- DICR new hire for position of Community Relations Specialist and ADA Coordinator starts mid-October. Caitlyn Haynes comes to job from a position at Boston Center for Independent Living and, before that, Perkins School.
- ADA Workshop October 19th, Medford Town Hall. Morning is an ADA update for state & local govt; afternoon is about employment. DICR will be going; Chair asked commission members to consider attending, at least morning.
- approximately \$30K in COD funds, of which \$12K is earmarked for the ADA coordinator position. DICR oversees the remaining (\$18K) funds, which can be used for disability services, such as ASL interpreting at a town event, etc. If the commission want to put on a program, we would ask DICR for funding from that money

5) Other Old Business

- a. Proposal from May 10, 2016 meeting (approved) to host Community Monitor Training, put on by MOD to train people to assess accessibility of buildings in their towns: Chair recommended that we not try to do this right now because we may not have an appropriate venue or enough parking for the 25-40 people with disabilities likely to attend. Not a problem for MOD since they already have 3 location options for 2017.
- b. Proposal to meet with Boston Center for Independent Living: will discuss further in a future meeting.

6) New Business

a. Use of Commission name: You can always say that you are a member of Brookline COD but you need state that your opinion is your own, unless it is a topic we've discussed and voted on.

b. Boston Area Regional Meeting of CODs on 10/5/2016, One Ashburton Place, 11 AM – 2 PM. A networking event where COD members from Boston area towns can share initiatives, successes, roadblocks, etc. Chair asked commission member to consider attending.

c. Saralynn is going to be interviewed by BIG in November.

7) Next meeting: October 27, 2016 start time TBD (may be 5:30)

- Thomas Hopkins from AAB will present

Selectmen's Committee on Tree Protection

Charge to the Committee:

May 24, 2016 Annual Town Meeting, page 11-10

VOTED: To refer the subject matter of Article 11 to the Selectmen for appointment of a committee, with members to be chosen from the public, and appropriate Town Committees and Boards, having the necessary skills and expertise to evaluate the best way to provide tree protection in the Town, including whether this should be a zoning and/or general by-law amendment and make a report back to the 2017 Annual Town Meeting.

Membership:

Nancy Heller, Chair

Clara Batchelor, Park and Recreation Commission

Harry Bohrs, Greenspace Alliance

Bob Cook, Planning Board

Liz Erdman, Tree Planting Committee

Ken Goldstein, former Selectman and former chair of Zoning By-Law Committee

Richard Murphy, Citizen and Petitioner of Tree Protection Article

Roberta Schnoor, Conservation Commission



Town of Brookline

Massachusetts

**Department of Planning and
Community Development**

Town Hall, 3rd Floor
333 Washington Street
Brookline, MA 02445-6899
(617) 730-2130 Fax (617) 730-2442
TTY (617) 730-2327

**Alison Steinfeld
Director**

To: Board of Selectmen
From: Kara Brewton
CC: Mel Kleckner, Alison Steinfeld
Date: October 27, 2016
Re: Small Business Saturday Proclamation

Brookline retailers have participated in Small Business Saturday in the past couple years, a program that started with American Express, and now includes a coalition with Women Impacting Public Policy. As detailed in the attached materials, the purpose of Small Business Saturday (the Saturday following Thanksgiving) is to increase the number of customers to our small businesses as they compete between the large sales of national chains on Black Friday and online sales on Cyber Monday. In addition to promoting the day nationwide, the coalition sends event kits (tote bags, buttons, signage) to participating businesses. This year, the Women Impacting Public Policy are also asking that municipal leaders support small businesses by formally proclaiming Small Business Saturday at a local level.

I am requesting the Board of Selectmen vote the following Small Business Saturday Proclamation.

Proposed Proclamation

Whereas, the government of Brookline, Massachusetts celebrates our local small businesses and the contributions they make to our local economy and community; according to the United States Small Business Administration, there are currently 28.8 million small businesses in the United States, they represent 99.7 percent of all businesses with employees in the United States, are responsible for 63 percent of net new jobs created over the past 20 years, and

Whereas, small businesses employ over 49 percent of all businesses with employees in the United States; and

Whereas, 89 percent of consumers in the United States agree that small businesses contribute positively to the local community by supplying jobs and generating tax revenue; and

Whereas, 87 percent of consumers in the United States agree that small businesses are critical to the overall economic health of the United States; and

Whereas, 93 percent of consumers in the United States agree that it is important for people to support the small businesses that they value in their community; and

Whereas, Brookline, Massachusetts supports our local businesses that create jobs, boost our local economy and preserve our neighborhoods; and

Whereas, advocacy groups as well as public and private organizations across the country have endorsed the Saturday after Thanksgiving as Small Business Saturday.

Now, Therefore, we, Board of Selectmen of Brookline, Massachusetts do hereby proclaim, November 26, 2016, as:

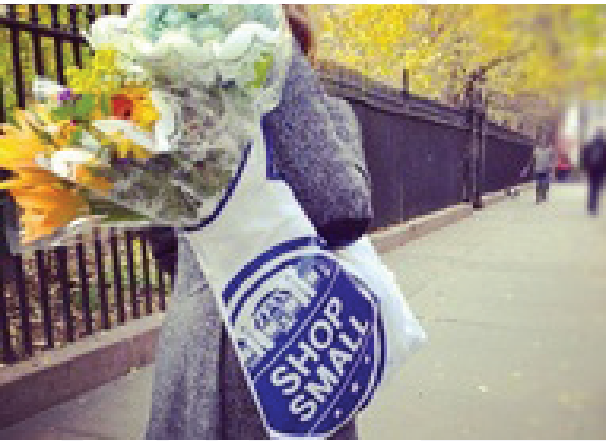
SMALL BUSINESS SATURDAY

And urge the residents of our community, and communities across the country, to support small businesses and merchants on Small Business Saturday and throughout the year.



WHAT IS SMALL BUSINESS SATURDAY?

Small Business Saturday[®] was created in 2010 in response to small business owners' most pressing need: more customers. Falling between Black Friday and Cyber Monday, it's a day to support the local businesses that create jobs, boost the economy and preserve neighborhoods around the country. It has since become a nation-wide, well-known celebrated event on the national calendar with support from elected officials, public and private organizations.



WHY SUPPORT SMALL BUSINESS SATURDAY?

- Demonstrates commitment to the communities in which we live
- Creates goodwill within the communities
- When we support small business, jobs are created and local communities preserve their unique culture

WHAT PEOPLE ACROSS THE NATION ARE SAYING ABOUT 2015 SMALL BUSINESS SATURDAY*:

"Small Business Saturday was an amazing experience for everyone involved. From the business owners, to the guests, everyone felt a great pride in their community and appreciated the opportunity to find companies that are local to them. I can't wait for next year!"

– Syd Suntha of Bread and Circuses in Seattle, WA

"At Cliché Noe Gifts + Home, Small Business Saturday is a very important kick-off to the holiday season and we have double staff all day long to provide that level of service we base our reputation on everyday. Customers are so happy when we 'gift' them the beautiful designer bags. It is a real pleasure to see folks walking around displaying their bags and again, spreading the message: I Shopped Small."

– Dani Sheehan-Meyer, Cliché Noe Gifts + Home in San Francisco, CA

"The holiday shopping season is a critical time for our small business owners. Consumers have more choices everyday about where to spend their money and the savvy shoppers know that shopping small impacts their community's economy. Last year, 50% of businesses participating in the Small Business Saturday campaign responded that it had a significant positive impact on their business."

– Charlotte Gill, Stay Local in New Orleans, LA

**If you would like to include any of this content please reach out to meganh@mbooth.com*

2015 SMALL BUSINESS SATURDAY FACTS:

- More than 95 million consumers shopped at small businesses on Small Business Saturday in 2015, marking an eight percent increase from 2014¹
- The U.S. Senate unanimously passed a resolution recognizing November 28, 2015 as Small Business Saturday, supporting efforts to encourage consumers to shop locally, increase awareness of the value of locally owned small businesses and highlight these businesses' impact on the economy of the United States
- Elected officials in all 50 states and Washington, D.C. – including President Obama and many senior government officials – championed Small Business Saturday
- More than 4,100 Neighborhood Champions around the country rallied local businesses and created events and activities in their communities
- 425 small business advocate groups supported the nationwide initiative
- Nearly 100 corporations, including FedEx, Eventbrite, Microsoft, and Yelp, banded together with American Express to promote shopping at small businesses for Small Business Saturday
- In the month of November, there were 85 million social media engagements in support of Small Business Saturday, many using the hashtags #SmallBizSat and #ShopSmall

JOIN THE COALITION:

Building on the success of the previous six years, we plan to scale this year's Small Business Saturday by expanding the coalition of supporters and creating more local events around the country. This includes support from advocacy organizations that join the initiative to motivate constituents through incentives and offers to Shop Small® on November 26, 2016.

The coalition will be led by Women Impacting Public Policy, a business advocacy organization representing small businesses. **Join Us!**

CONTACT INFO:

Jason Lalak, Vice President, Women Impacting Public Policy (WIPP) | Phone: (415) 434-4314 | Email: JLalak@wipp.org

¹Small Business Saturday Consumer Insights Survey by National Federation of Independent Business (NFIB) and American Express. (November 30, 2015). Based on consumer self-reported data and does not reflect actual receipts or sales.



**Department of Planning and
Community Development**

Town Hall, 3rd Floor
333 Washington Street
Brookline, MA 02445-6899
(617) 730-2130 Fax (617) 730-2442
TTY (617) 730-2327

**Alison Steinfeld
Director**

To: Board of Selectmen
From: Kara Brewton
CC: Mel Kleckner, Alison Steinfeld
Date: October 27, 2016
Re: 1st Light Festival 2016

This year's First Light Festival will be Thursday, December 1st, 2016, 5 to 8 pm. Last year was the first year First Light was primarily led by several business owners, and the Economic Development Division continues to work in partnership with the First Light Steering Committee. This annual winter festival showcases the talents of local artists, musicians and performers at businesses as well as a couple, key public venues throughout Town. As in past years, we are working with the Department of Public Works and Police Department to place an ice carver on Webster Place between Henry Bear's and Starbucks in Brookline Village, and our resident DJ Magic Mark outside CVS on Beacon and Harvard in Coolidge Corner.

In addition to hosting a variety of family-friendly performances, many businesses also offer free giveaways, food samples, hot cider and more. This will be the second year that the Committee will be producing a holiday shopping guide full of gift ideas, and the fourth year that we will be holding a Facebook photography contest of "Brookline Life", with winners receiving puzzle versions of their Brookline photo. Finally, building on artist Ross Miller's hologram banner installation last year, this year he will be adding a focal point on the street lights at the intersection of Beacon and Harvard Streets, in coordination with Department of Public Works.

The event schedule and links to the photography contest will be available in the next couple weeks at www.firstlightbrookline.com.

FIRST LIGHT

BROOKLINE'S WINTER FESTIVAL

THURSDAY

December 1st

5:00-8:00 PM



Haleh Azar, D.M.D., P.C.
Brookline Family Dental

www.FirstLightBrookline.com

**Yankee Cable Partners, LLC
650 College Road East, Suite 3100
Princeton, NJ 08540**

**Radiate Holdings, L.P.
c/o TPG Capital, L.P.
301 Commerce Street, Suite 3300
Fort Worth, TX 76102**

September 7, 2016

Neil Wishinsky, Chair, Board of Selectmen
Town of Brookline, Town Hall
333 Washington Street
Brookline, MA 02445

Dear Mr. Wishinsky:

As you may have heard, an affiliate of TPG Capital, the global private equity fund of leading alternative asset firm TPG, has entered into an agreement to acquire RCN Telecom Services, LLC ("RCN") from certain subsidiaries of ABRY Partners. RCN currently holds a franchise to offer service in your community. Both companies believe that the transaction offers tremendous prospects for continued enhancements to the system and services available to cable customers in the Town of Brookline.

When the transaction under the agreement is consummated, the indirect control of your community's franchisee will have changed. Your community's franchise will continue to be held by the same legal entity that holds your franchise today, it will continue to provide service pursuant to that franchise, and the same company that manages the system today will continue to do so. However, it will do so under the ownership and indirect control of TPG affiliate Radiate Holdings, L.P. ("Radiate").

As part of this transaction, Radiate has no current plans to change the local operations or structure of the cable operations, or the services offered. Upon completion, Radiate will combine its resources and expertise with RCN's knowledge of the local cable marketplace to build upon the successes of RCN and further enhance the customer experience in your community.

In accordance with the terms of your franchise, we have enclosed for your review the required number of copies of the FCC Form 394. The Form 394 is designed to provide you with the information necessary to assess the financial, legal, and technical qualifications of Radiate with regard to the franchise. As part of this filing, you are receiving a copy of the agreement, and financial, legal and technical information about Radiate, as well as all other required information. Certain of this information, as designated therein, is confidential and not routinely made available to the public, and its dissemination would be harmful to Radiate's business interests. Pursuant to FCC

September 7, 2016


pg. 2

Form 394, these materials must be maintained as confidential by you and any or all of your agents. Also enclosed is a copy of the Public Interest Statement that was attached to our filing with the FCC for approval of this transaction.


Under the FCC rules, you have 120 days from the date you receive this information to consider the application. No action on your part is required; should you choose not to take any action within this 120 day period, under federal law the application will be deemed granted. In the event that you choose to act upon the application, we have enclosed for your convenience a draft resolution for your use. Please let us know if you place the matter on your agenda for consideration.

We look forward to working with you. If you have any questions, please call Thomas K. Steel at 617-670-2906 or Seth A. Davidson at 202-434-7447.

Sincerely,



Thomas K. Steel, Jr.
Vice President and Regulatory
Counsel
RCN Telecom Services, LLC



Seth A. Davidson
Mintz, Levin, Cohn, Ferris, Glovsky
and Popeo, P.C.
Counsel to Radiate Holdings, L.P.

Enclosures

September 7, 2016
pg. 3

CC:
Town Counsel

ARTICLE 22

With October 25 Changes by AC Planning and Regulation Subcommittee

VOTED: That the Town amend the Brookline Zoning By-Law as follows (additions appear as underlined bold text; deletions appear with strike-throughs):

A. By amending Section 5.09.2 (Design Review, Scope) as follows:

2. Scope.

In the following categories all new structures and outdoor uses, exterior alterations, exterior additions, and exterior **modifications or** changes, including exterior demolitions, which require a building permit from the building department under the Building Code, shall require a special permit subject to the community and environmental impact and design review procedures and standards hereinafter specified. Exterior alterations, exterior additions and exterior changes **(except as provided below)**, including fences, walls, and driveways, to residential uses permitted by right in S, SC, T, and F districts; signs as regulated in §§ 7.02, and 7.03; and regulated facade alterations as defined and regulated in §7.06 shall be exempt from the requirements of this section.

....

j. any exterior addition **or exterior modification** for which a special permit is requested pursuant to §5.22

.....

n. any construction of space, whether or not habitable, finished or built out, where such space substantially satisfies the requirements for habitability under the State Building Code or could with the addition of windows or doors and without other significant alterations to the exterior of the building be modified to substantially meet such habitability requirements, and which space if finished or built out or converted to habitable space would result in the total Gross Floor Area of the structure being greater than the permitted Gross Floor Area in Table 5.01. In granting any such special permit, the Board of Appeals, in addition to the requirements of §5.09 and §§9.03 to 9.05, shall be required to find that the massing, scale, footprint, and height of the building are not substantially greater than, and that the setbacks of the building are not substantially less than, those of abutting structures and of other structures conforming to the zoning by-law on similarly sized lots in the neighborhood. In granting a special permit for construction of such non-habitable space, the Board of Appeals shall set forth as a condition of the special permit the extent to which such space may or may not be converted to habitable space in the future pursuant to Section 5.22 or otherwise, with the allowed future conversion to habitable space no greater than the applicant's representation of the intended amount of future conversion.

B. By amending Section 5.09.3.c.4 (Procedure, Photographs) as follows:

4. Photographs – Photographs show the proposed building site and surrounding properties, and of the model (if required). Applications for alterations, **modifications** and additions shall

include photographs showing existing structure or sign to be altered and its relationship to adjacent properties.

C. By amending Section 5.09.4.c (Design Review Standards, Relation to Streetscape) as follows:

c. Relation of Buildings to the Form of the Streetscape and Neighborhood—Proposed development shall be consistent with the use, scale, massing, height, footprint, siting, yard setbacks and architecture of existing buildings and the overall streetscape of the surrounding area, including existing abutting buildings and existing buildings that conform to the zoning by-law on lots of similar size in the neighborhood. The Board of Appeals may require modification in massing, scale, height, footprint, siting, setbacks or design so as to make the proposed building more consistent with the form of such existing buildings and the existing streetscape, and may rely upon data gathered that documents the character of the existing streetscape in making such a determination. Examples of changes that may be required include addition of bays or roof types consistent with those nearby; alteration of the massing, scale, siting, footprint, setbacks and height of the building to more closely match such existing buildings and the existing streetscape, or changes to the fenestration. The street level of a commercial building should be designed for occupancy and not for parking. Unenclosed street level parking along the frontage of any major street as listed in paragraph 2., subparagraph a. of this section is strongly discouraged. Otherwise, street level parking should be enclosed or screened from view.

D. By amending Sections 5.22.1.a, 5.22.1.b and 5.22.1.c (Exceptions to Maximum Floor Area Ratio (FAR) Regulations for Residential Units, General Provisions) as follows:

- a. Any expanded unit (individual residential units subject to an increase in gross floor area as per this Section) shall not be eligible to be ~~concurrently or subsequently~~ divided into multiple units. If the limitations set forth in this paragraph 1, subparagraph a, or the limitations in paragraph 2 regarding separate dwelling units, should be found to be invalid, § 5.22 shall be deemed null and void in its entirety, and no increase in gross floor area shall be allowed pursuant to § 5.22.
- b. Insofar as practicable, the additional floor area allowed pursuant to this Section shall be located and designed so as to minimize the adverse impact on abutting properties and ways, and interior conversions shall be considered preferable to exterior additions. Any exterior additions or modifications shall further comply with the provisions of §5.09, including §5.09.4.c, §§ 9.03 to 9.05, and this Section. The limitations and standards set forth in such provisions shall also guide the Zoning Board of Appeals in determining under G.L. c.40A, §6 whether a change, extension or alteration is substantially more detrimental to the neighborhood than an existing nonconforming use.

- c. Additional floor area shall be allowed pursuant to this Section only if the Certificate of Occupancy for the original construction was granted at least ten years prior to the date of the application for additional gross floor area under this section or if there is other evidence of lawful occupancy at least ten years prior to the date of such application. **In the case of the substantial demolition of a structure or of an increase in the number of units, the time period prior to such demolition or unit increase shall not be counted toward the required ten-year waiting period, and the ten-year waiting period shall be deemed to commence with the grant of a new Certificate of Occupancy after such demolition or unit increase. As used in this paragraph 1, subparagraph c, “substantial demolition” shall mean the act of pulling down, destroying, removing or razing a structure or a significant portion thereof, by removing one or more sides of the structure, or removing the roof, or removing 25% or more of the structure.** If the limitation set forth in this paragraph 1, subparagraph c should be found to be invalid, § 5.22 shall be deemed null and void in its entirety, and no increase in gross floor area shall be allowed pursuant to § 5.22.

E. By amending Section 5.22.2 (Exceptions to Maximum Floor Area Ratio (FAR) Regulations for Residential Units, Conversion of Attic or Basement Space) as follows:

2. Conversion of Attic or Basement Space in Single-Family and Two-Family Residential Dwellings.

Conversions of attics or basements to habitable space for use as part of an existing single- or two-family dwelling, not as a separate dwelling unit, and effectively increasing the gross floor area of the dwelling, shall be allowed ~~as of right~~ **in S and SC Districts** provided the following conditions are met in addition to the conditions set forth in paragraph 1 of this Section:

- a. Any exterior modifications that are made to the structure to accommodate the conversion shall be subject to **the procedures, limitations, and conditions specified in §5.09, §§9.03 to 9.05, and this Section.** ~~the façade and sign design review process as provided in §7.06, paragraph 1 of the Zoning Bylaw.~~ No exterior modifications made under the provisions of this subparagraph may project above the ridge of the roof nor project beyond the eaves.
- b. Any increase in gross floor area through such basement or attic conversion shall be limited such that the total resulting gross floor area of the building(s) after such conversion is no more than ~~150%~~ **130%** ~~150%~~ of the total permitted in Table 5.01 (the “permitted gross floor area”).

F. By amending Sections 5.22.3.a., 5.22.3.a.1 and 5.22.3.a.2 (Special Permit for Exceeding Gross Floor Area for Residential Dwellings) as follows:

- a. The Board of Appeals may allow, by special permit, a maximum gross floor area greater than permitted gross floor area for an existing residential building(s) on a single lot, subject to the

procedures, limitations, and conditions specified in §5.09, §§~~9.03 to~~ 9.05, and this Section for an existing residential building which meets the following basic requirements:

- 1) The existing building(s) is located on a lot (or part of a lot) in ~~a~~ **an S or SC** District ~~with a permitted maximum floor area ratio no greater than 1.5.~~
- 2) The existing building contains at least one residential unit but no more than ~~four~~ **two** total units. For the purpose of this paragraph 3, subparagraph (a)(2), total units shall be defined to include all residential dwellings, offices, and commercial spaces within the building.

G. By amending Section 5.22.3.b.2 as follows:

~~In all T, F, M 0.5, M 1.0, and M 1.5 Districts, a special permit may be granted for an increase in floor area that is less than or equal to 20% of the permitted gross floor area, whether it be for an exterior addition, interior conversion, or a combination of the two. The total increase in floor area granted by special permit for all applications made under this paragraph 3, subparagraph (b)(2), or any prior version of Section 5.22, shall not exceed 20% of the permitted gross floor area.~~

H. By amending Section 7.06.1.c (Regulated Façade Alterations) as follows:

~~Conversion of attic or basement space in Single Family and Two Family Residential Dwellings where exterior modifications beyond that required by the State building code are made.~~

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Article 15

ADVISORY COMMITTEE'S RECOMMENDATIONSUMMARY:

Warrant Article 15, submitted by the Police Department, would amend Article 8.20 of the Town's General By-Laws, Soliciting Money, by eliminating the requirement that solicitation of money in a public place requires permission from the Police Chief. It also would change the title of Article 8.20 to "Soliciting"—a change that the Advisory Committee thought was somewhat misleading. Article 15 is being proposed to ensure that Brookline law is in compliance with the holdings of the 2015 United States Supreme Court decision in *Reed v. Town of Gilbert* and lower court decisions following from *Reed*.

The Advisory Committee believes the by-law amendment is necessary in light of the Supreme Court's decision. By a vote of 21-1-4, the Advisory Committee recommends FAVORABLE ACTION on a motion that includes a "housekeeping" change to the title of Article 8.20 as it appeared in the original language of Warrant Article 15.

BACKGROUND:

The Supreme Court decision in the *Reed* case addressed the constitutionality of a municipality's regulation of signage in public places. (See also the reports on Articles 13 and 14.) According to the regulations in the town of Gilbert, Arizona, most signage in public places required a permit. Several categories of signs were exempt, but subject to specific restrictions based on their category, including those that were political, ideological, or temporary directional signs to non-profit events. The Court held that the regulation's distinctions were "content-based" and therefore subject to strict scrutiny, allowable only if there is a compelling reason to justify such restrictions.

The *Reed* holding is a much more expansive interpretation of when laws that regulate speech are "content-based" and thus regulate "protected speech." Such laws must be analyzed with "strict scrutiny" to determine their constitutionality under the First Amendment. In the past, such regulations were deemed "content-based" if distinctions in treatment could be viewed as derived from a government motive to either support or suppress certain kinds of speech. Under the new standard, any law addressing "speech" that makes distinctions by content "on its face," regardless of how benign the purpose, is to be evaluated for constitutionality using strict scrutiny, which generally will result in the disallowance of the law. According to the holding in *Reed*, even if a law does not explicitly address speech, it must be assessed for constitutionality with strict scrutiny if the law can only be justified *with reference to* a particular type of speech.

Given the newly expanded interpretation of "protected speech," many municipal regulations that had been viewed as constitutional are now being reexamined to determine their ongoing constitutionality. Panhandling regulations have been some of the first to be contested under the *Reed* doctrine. In *Thayer v. Worcester*, for example, the U.S. District Court and the First Circuit Court of Appeals previously had upheld Worcester's panhandling laws on the grounds that the Worcester was trying to address threatening behavior by panhandlers and to improve public

safety by limiting the locations where panhandlers could solicit money. Instructed to review the case in light of the higher standard under *Reed*, the lower courts have now held that the regulations are unconstitutional—even the provision that prohibited standing on traffic islands without any mention of speech, because the intent was to prevent panhandling in those locations. In *McLaughlin v. City of Lowell*, the federal court also found that city's panhandling law to be unconstitutional.

DISCUSSION:

Since *Reed* significantly expands the types of municipal regulations that could be found unconstitutional, Town staff reviewed the Town's By-Laws to determine which of Brookline's current laws could be affected. Warrant Articles 13 and 14 update the Town's By-Laws regarding signage, which was the specific topic of *Reed*. Article 15 eliminates the requirement in Article 8.20 of the By-Laws that "solicitation of money" requires permission from the Police Chief. This requirement has been used to limit aggressive panhandling in Brookline.

By striking "solicitation of money" from By-Law 8.20, any solicitation for funds in public areas, including panhandling, will no longer require police permission. The police therefore will no longer be able to use the By-Law to deal with overly aggressive panhandling, but other Town and State laws can be used for that purpose, including trespass, assault and battery, and disorderly conduct laws.

Passage of Article 15 would not affect the Town's regulation of door-to-door solicitations for money on private property, which is governed by Article 8.21. As the Town continues to review its By-Laws in light of *Reed*, it is likely that this By-Law, as well as others, may require modification or deletion.

Because the proposed change in Article 8.20 deletes "solicitations" from its purview and restricts that Article to sales of various objects in public, the Advisory Committee recommends changing the By-Law's title to "Sales in Public Places," instead of "Soliciting," which would have become the title in the original language of Warrant Article 15 after deletion of "Money" from the title. The Advisory Committee recognized that "Soliciting" could cause confusion if it became the title of Article 8.20.

RECOMMENDATION:

By a vote of 21-1-4, the Advisory Committee recommends FAVORABLE ACTION on the following amended motion under Article 15 as follows (addition in bold, deletion underlined):

VOTED: That the Town amend the General By-Laws, Article 8.20, Soliciting Money, as follows:

ARTICLE 8.20 SALES IN PUBLIC PLACES SOLICITING MONEY

No person shall, on any street or other public place, ~~solicit money, or~~ sell or offer for sale any tag, badge or other article of any intrinsic value for the purpose of obtaining money, without having obtained permission to do so from the Chief of Police.

VOTED That the Town will adopt the following Resolution:

Resolution ~~to Appoint a Leaf Blower Code Enforcement Officer~~ With Respect to Administration of the Leaf Blower By-Law

WHEREAS the Police Department is currently the ~~sole~~ primary enforcer of the Leaf Blower By-laws and is using valuable resources that do not directly concern public safety;

WHEREAS many Town residents have expressed concern about calling the Police to report violations of the Leaf Blower By-Law;

WHEREAS, accordingly, there are, apparently, many current leaf blower by-law violations that are not reported and therefore not resolved;

~~WHEREAS noise deemed excessive and/or annoying which is within the legal scope of the current and proposed By-law could be reduced through negotiation with the parties involved;~~

~~WHEREAS the Police Department estimates that about 30% of noise complaints involved exempt Town operations and 50% of leaf blower complaints originate from a small number of “hot spots” around Town, a more systemic approach working with Town Departmental managers, residents, and landscape contractors might be more successful in reducing noise overall;~~

~~WHEREAS negotiating with neighbors and/or landscape service providers with a focus on education and best practices is likely to be productive in reducing noise pollution;~~

WHEREAS the Department of Public Works has an environmental enforcement program, pursuant to which it is already enforcing other By-laws;

WHEREAS a modest added expense may be required in order for the Department of Public Works to handle additional duties to administer the Leaf Blower By-law;

~~WHEREAS the Town and its contractors performing Town work are exempt from Leaf Blower By-laws;~~ now, therefore, be it

RESOLVED that:

The Board of Selectmen ~~appoint a Leaf Blower Code Enforcement Officer, or equivalent officer, who should not be part of the Police Department, who reports to the Board of Selectmen or its designee, and whose duties consider assigning additional duties to the Department of Public Works that would~~ include:

1. Takinge calls during Town Hall business hours;
2. Investigatinge and attempting to resolve complaints with the parties involved;
3. Working with the landscape service provider community to build awareness of ~~the~~ leaf blower noise concerns, help further the use of best practices and promote use of protective equipment for operators;
- ~~3.4.~~ Working Liaise with the Police Department Community Service Officer designated to

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- support leaf blower complaint resolution;
- 4.5. Issuinge warnings and citations as appropriate;
- 5.6. Calling on the Police Department for support and/or enforcement, as appropriate;
- 6.7. Tracking, monitoring and reporting ~~periodically to the Board of Selectmen~~ on complaint statistics and resolutions;
- 7.8. Communicatinge and educatinge Town residents as to their responsibilities to reduce leaf blower noise;
- 8.9. Recommend regulation changes as appropriate;

~~And be it further:~~

~~RESOLVED that:~~

~~The Department of Public Works work closely with the Leaf Blower Code Enforcement Officer or equivalent officer to adopt practices and equipment standards that adhere as near as practical to the Leaf Blower By-Laws.~~

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ARTICLE 28

ADVISORY COMMITTEE'S RECOMMENDATION

SUMMARY:

Warrant Article 28 brings Brookline's Fair Housing By-law, General By-law Section 5.5, into conformity with the changes made to Section 3.14 of the By-law by Warrant Article 10 of the 2014 Annual Town Meeting, replacing the Human Relations Youth Resources Commission with the Diversity, Inclusion, and Community Relations Commission (the "Commission"). This Warrant Article also makes several non-substantive clean-up changes to the language of both sections of the By-law.

The Advisory Committee recommends FAVORABLE ACTION on Article 28 by a vote of 19–0–5. The Committee's motion is the same as the motion offered by the Selectmen, with the exception of the paragraph regarding the terms and appointment of members of the Commission.

BACKGROUND:

Warrant Article 10 of the 2014 Annual Town Meeting replaced the Human Relations Youth Resources Commission with the Diversity, Inclusion and Community Relations Department and Commission through a complete rewrite of Section 3.14 of the Brookline General By-laws. Conforming changes to related By-laws, such as Section 5.5, the Fair Housing By-law, were not made at that time, but should be to make the By-laws internally consistent.

Three substantive changes are made by this Warrant Article:

1. **Investigative Powers:** Powers that were permitted under Section 5.5.7(b)(2), such as the ability to independently investigate fair housing complaints, collect evidence, summon witnesses, compel testimony under oath, and the right to counsel for witnesses are eliminated as those powers were removed from the Commission in Section 3.14 of the By-law when it was revised in 2014.
2. **Complaint Procedures:** Article 5.5.7, Functions, Powers and Duties of the Commission, is rewritten to replace the statutorily provided procedural framework, which can be only be modified by a vote of Town Meeting, with administrative procedures, which can be modified by approval by the Commission and Board of Selectmen after review by Town Counsel.
3. **Reappointment of Commissioners:** In the situation where the Board of Selectmen fails to act in a timely manner on a Commissioner's request for reappointment, a mechanism for an automatic term extension is provided.

The proposed language changes in Section 3.14, 3.15, 5.5 and 10.2 of the By-law make the following non-substantive changes:

1. Changes all mentions of "Human Relations-Youth Resources Commission" to "Commission for Diversity, Inclusion and Community Relations".

2. Incorporates the following definition of “Brookline Protected Classes,” which appears in Article 3.14: [race, color, ethnicity, gender, sexual orientation, gender identity or expression, disability, age, religion, creed, ancestry, national origin, military or veteran status, genetic information, marital status, receipt of public benefits (including housing subsidies), or family status (e.g. because one has or doesn't have children) (herein, “Brookline Protected Classes”)], into numerous paragraphs of Article 5.5 to improve readability.
3. Revises Article 3.14 to remove obsolete establishing language for the Commission regarding the term limits of the members appointed in the first two years of its existence, and to remove the likewise obsolete section explaining conflicts between the prior and current Commission names.
4. Address typographical and grammatical errors, to improve clarity and modify language felt not to be politically correct.

DISCUSSION:

Discrimination in housing accommodations in Brookline due to status as a member of a protected class is prohibited by Section 5.5 of the By-law. The current wording of the Fair Housing By-law assigns responsibility of enforcement to the Human Relations Youth Resources Commission. Changes to conform Section 5.5 to the changes made in 2014 to Section 3.14 are made by this Article.

Investigative Powers:

The biggest substantive change made to the Housing By-law relates to the power of the Commission. Prior to this Warrant Article, Section 5.5.7(b)(2) provided that the Commission had the power to independently investigate complaints of housing discrimination in Brookline, including the power to summon witnesses, compel testimony under oath, and collect evidence. Witnesses had a right to be advised and represented by legal counsel.

At the Advisory Committee discussion, the Petitioners stated that they proposed that these powers be removed from the Commission in Section 5.5 because the intent of the changes to Section 3.14 was to strip the Commission of all power, and retaining these investigative powers under the Fair Housing By-law would be inconsistent with that goal. They are not currently staffed for such inquiries. A member of the Advisory Committee disputed the characterization that the Commission was powerless, but nevertheless, there was no objection to these investigative powers being removed.

Complaint Procedures:

Prior to this Warrant Article, Section 5.5.7, statutorily laid out the procedures to be followed by the Commission when it received a complaint of Housing discrimination.

In this Warrant Article, the Petitioners remove these procedures from the By-law, and replace it with a reference to procedures developed by the Commission, which are approved by the Commission and the Board of Selectmen, after approval of Town Counsel.

The difference between law provided by statute and law provided by a regulatory administration is a question of who has the power to modify the law. A statutory law can only be modified by the legislative branch, which is Town Meeting. A regulatory law can be modified by the executive branch, which in this case is the Commission and Board of Selectmen after review by Town Counsel. Statutory law is typically harder to change and stands higher in legal hierarchy.

In reviewing the procedures laid out in the existing Section 5.5.7, the Advisory Committee felt that the duty of the Commission to inform the complainant of the complainant's right to file complaint at the Massachusetts Commission Against Discrimination was important enough to remain enshrined in the statute. This was accomplished by retaining the first sentence of original section 5.5.7(a) as the new 5.5.7(b).

Reappointment of Commissioners:

The original language of the Warrant Article provided that,

“In the event that a Commissioner whose term is expiring has submitted their renewal application to the BoS in a timely manner, and has not yet been notified by the Town Administrator that their term has been renewed, the term of that Commissioner shall be extended by sixty days to permit the BoS to complete that process.”

Upon initial consideration, the Advisory Committee provided some minor changes to clean up the original language.

The Board of Selectman subsequently rewrote the paragraph in question. The language recommended by the Board of Selectmen specifies that “in a timely manner” means not later than August 1 of the expiration year. It extended the renewal until the Commissioner is “notified by the Town Administrator that the renewal application has been acted upon.” It further provides that upon denial, “the term of the Commissioner shall expire five days after the date of the denial letter.”

Upon reconsideration, the Advisory Committee preferred its original language, although it removed the 60 day limit to the extension to conform to the Board of Selectmen's motion.

	Original Warrant	Board of Selectmen	Advisory Committee
Submission of Renewal Application by Commissioner	In a timely manner	Not later than August 1	In a timely manner
Consequence of Lack of Action by Board of Selectmen	Term extended 60 days to permit the BoS to complete the review process. .	Term extended until notified by the Town Administrator that the renewal application has been acted upon.	Term extended to permit the BoS to complete the review process.

Consequence of Denial of Application	Term expires August 31	Term expires five days after the date of the denial letter.	Term expires August 31
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Procedural History

The original Warrant article language, with some minor changes to reappointment language and reinstatement of Section 5.5.7(a) as the new 5.5.7(b), was approved by the Advisory Committee 9–1–4. After the Board of Selectmen voted to recommend different reappointment language, the Advisory Committee voted to reconsider by a vote of 13–5–6. Upon reconsideration, the Advisory Committee voted to recommend favorable action on a version of Article 28 which substituted its own reappointment language by a vote of 19–0–5.

RECOMMENDATION:

By a vote of 19–0–5, the Advisory Committee recommends FAVORABLE ACTION on the Board of Selectmen’s motion under Article 28, with the following changes to the reappointment language under section 3.14.1 of the By-law:

Marked to show changes:

Commissioners shall be appointed by the Board of Selectmen (“BoS”) and shall hold office for a period of not more than three (3) years with terms of office expiring on August 31 of an appropriate year in a staggered manner so that the terms of approximately one-third (1/3) of the Commissioners ~~will~~ expire each year. ~~A Commissioner whose term is expiring is expected to submit their renewal application to the BoS not later than August 1 of the expiration year. The term of a Commissioner who does not submit a renewal application in a timely manner shall expire on August 31 of that year. The term of a Commissioner who submits a timely renewal application shall then be extended until notified by the Town Administrator that the renewal application has been acted upon. If the application is denied, the term of that Commissioner shall expire five days after the date of the denial letter. If the application is approved, the term shall expire on August 31 of the year specified in the approval letter. In the event that a Commissioner whose term is expiring has submitted their renewal application to the BoS in a timely manner, and has not yet been notified by the Town Administrator that their term has been renewed or terminated, the term of that Commissioner shall be extended to permit the BoS to complete that process.~~

Clean version:

Commissioners shall be appointed by the Board of Selectmen (“BoS”) and shall hold office for a period of not more than three (3) years with terms of office expiring on August 31 of an appropriate year in a staggered manner so that the terms of approximately one-third (1/3) of the Commissioners expire each year. In the event that a Commissioner whose term is expiring has submitted their renewal application to the BoS in a timely manner, and has not yet been notified by the Town Administrator that their term has been renewed or terminated, the term of that Commissioner shall be extended to permit the BoS to complete that process.